



Budleigh Close, Cambridge  
Guide Price £230,000 **Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 10 Oct 1988

£409.00 Ground Rent p/a

Review due: Ask Agent

Service Charge included in Ground Rent

Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious open-plan living room and kitchen
- Two well-proportioned double bedrooms
- Sought-after location within walking distance of Mill Road



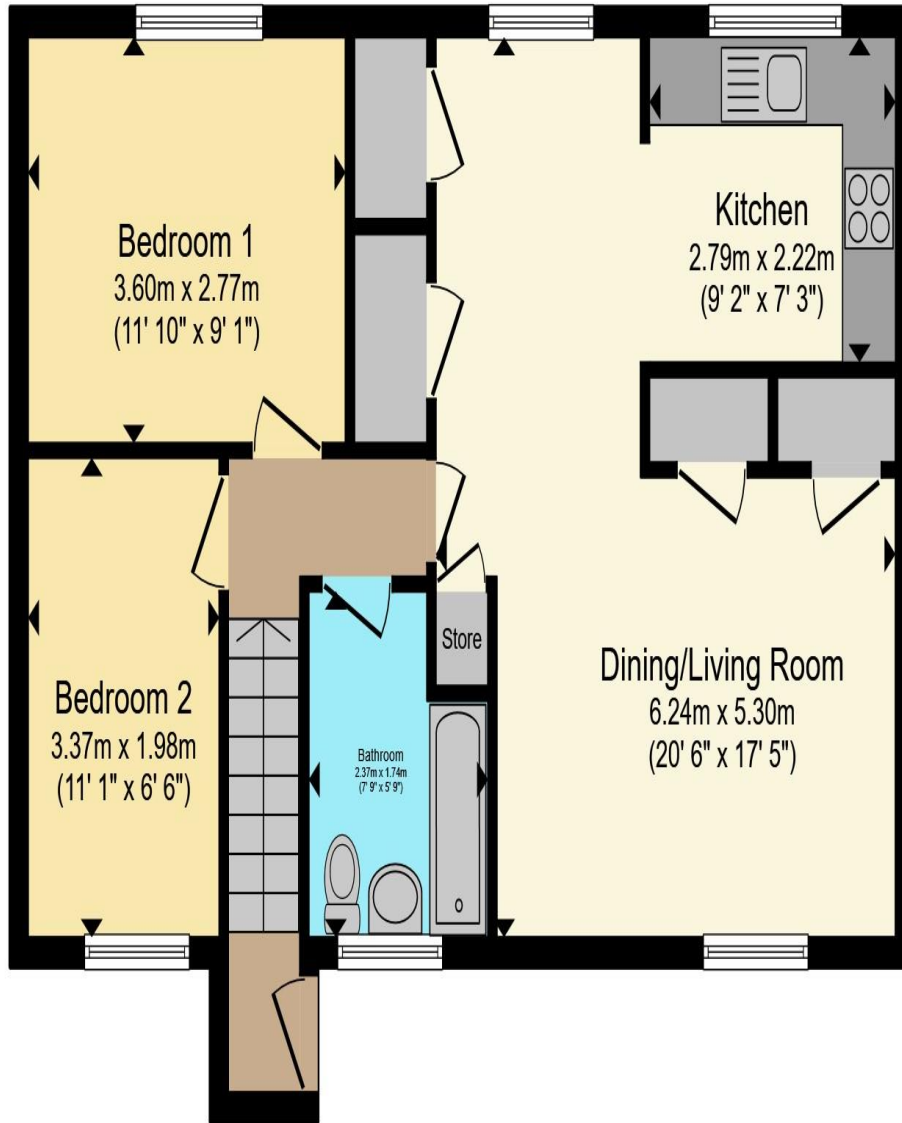
- Excellent cycling access to Cambridge Train Station, Addenbrooke's Hospital, and the city centre
- Close to Cherry Hinton Hall, green spaces, and a wide range of local amenities

Ideally located within walking distance of the vibrant Mill Road and offering excellent cycling access to Cambridge Train Station, Addenbrooke's Hospital, and the city centre, this property is perfectly positioned for both convenience and lifestyle.

A wide variety of local amenities are close at hand, while Cherry Hinton Hall and its beautiful open green spaces provide an excellent nearby retreat.

Offered with no onward chain the accommodation comprises an entrance porch leading to a welcoming hallway, providing access to all principal rooms. There is a generous and well-designed open-plan living room and kitchen, offering ample space for both relaxing and entertaining. The property features two well-proportioned double bedrooms, each benefiting from good natural light along with a family bathroom.





Total floor area 61.3 m<sup>2</sup> (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Sharman  
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To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GTS103156 - 0001