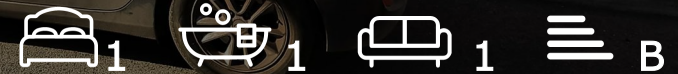




70 Harvey Way
Waterbeach, CB25 9GJ

Offers over £195,000



70 Harvey Way

Waterbeach, CB25 9GJ

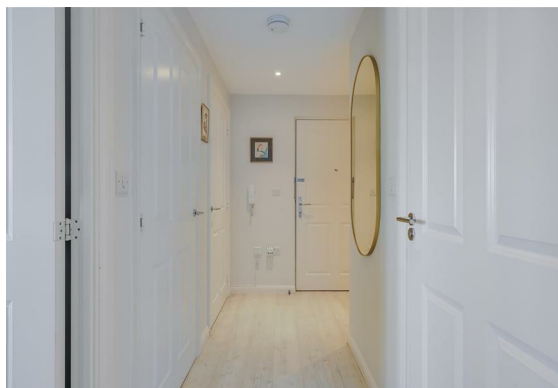
- 1 bedroom apartment
- Allocated parking
- Chain free
- Ideal first home

A beautifully presented one-bedroom second-floor apartment with allocated parking, set within a popular development in the sought-after village of Waterbeach.

Offered chain free, this bright and spacious apartment makes an ideal first home. A welcoming entrance hall with intercom system provides access to all rooms and benefits from multiple storage cupboards, including one housing the gas central heating boiler.

The impressive open-plan kitchen, dining and sitting room is flooded with natural light, offering ample space to relax and entertain, with a Juliet balcony adding to the sense of space. The kitchen is fitted with a range of wall and base units, with freestanding appliances including a gas oven, dishwasher, washing machine and fridge freezer, available by separate negotiation.

The double bedroom enjoys pleasant views across the surrounding countryside, while the bathroom is fitted with a





bath and shower over, WC, vanity unit and heated towel rail.

Externally, the property benefits from an allocated parking space, additional visitor parking and a communal bicycle storage shed.

The property is leasehold with approximately 119 years remaining.
Service charge and ground rent - TBC

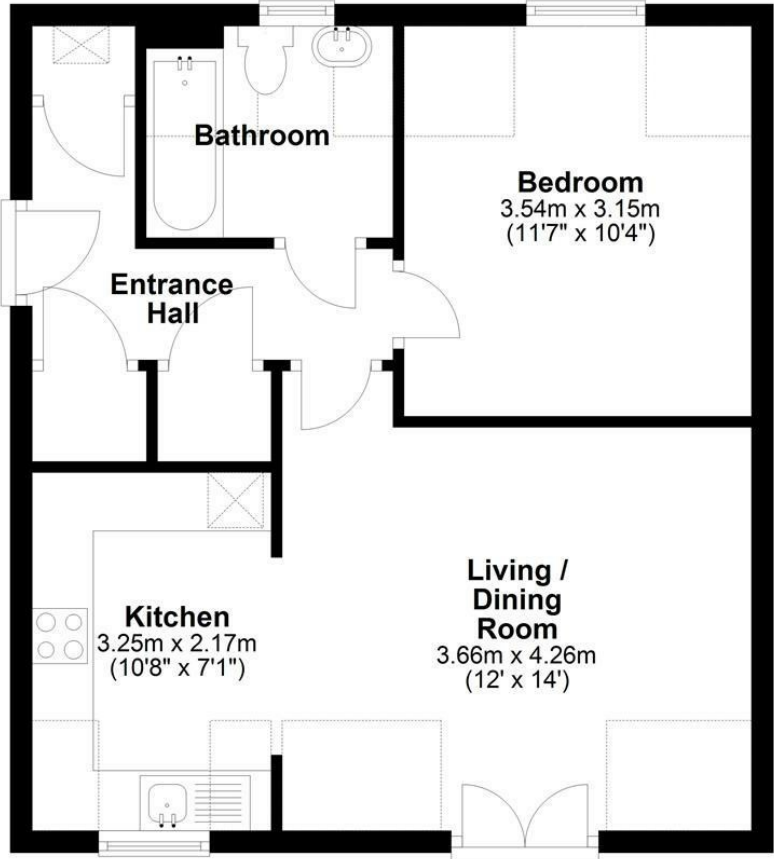
SatNav:CB25 9GJ

What3Words:///cascaded.outs.throwaway



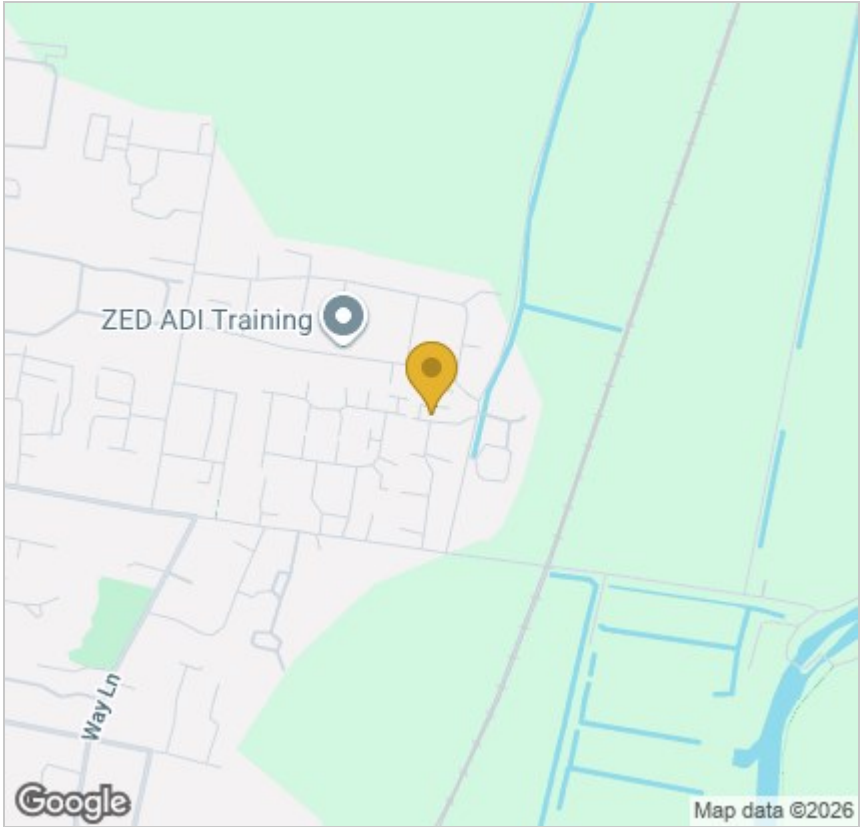
Floor Plan

Approx. 47.6 sq. metres (512.9 sq. feet)

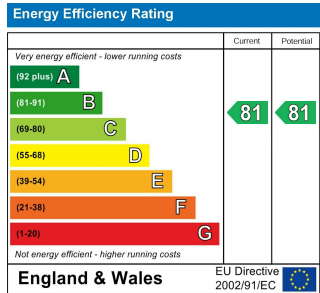


Total area: approx. 47.6 sq. metres (512.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com