

88 Eagle Way

Northstowe, CB24 1DL

Guide price £250,000

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- 2 double bedrooms
- Corner position
- Two allocated parking spaces
- Enclosed balcony/terrace

A two-bedroom ground-floor apartment, built in 2022, occupying a desirable corner position and offering spacious, modern accommodation. The property further benefits from two allocated off-road parking spaces and an enclosed balcony/terrace.

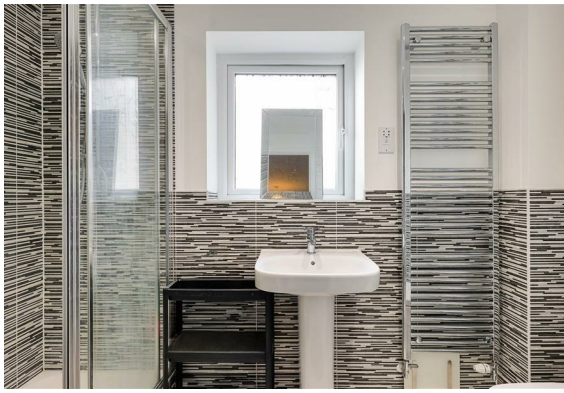
The property is accessed via an entrance hallway, which provides useful built-in storage and access to all rooms.

The spacious open-plan sitting, dining and kitchen area offers an excellent space for both relaxing and entertaining. The fitted kitchen benefits from a range of integrated appliances, including a fridge freezer, dishwasher, washing machine, electric oven and gas hob. The living area enjoys a dual-aspect outlook, with patio doors opening onto the enclosed terrace, providing a lovely additional space to enjoy.

There are two generous double bedrooms, with the principal bedroom benefiting from a dual-aspect outlook, Juliet balcony and its own en-suite shower















room, comprising a shower enclosure, WC, wash hand basin and heated towel rail.

The second bedroom is also a well-proportioned double room, served by the main bathroom, which is fitted with a bath with shower over, WC, vanity wash hand basin and heated towel rail.

Externally, the property benefits from two allocated off-road parking spaces, together with additional visitors' parking. Residents also have access to communal bin and bicycle storage facilities.

Further benefits include wooden flooring to the main living area, double glazing and gas central heating.

Agents note- There is a monthly maintenance charge of £147 payable to Remus.

SatNav:CB24 1DL
What3Words: ///firepower.obliging.hissing

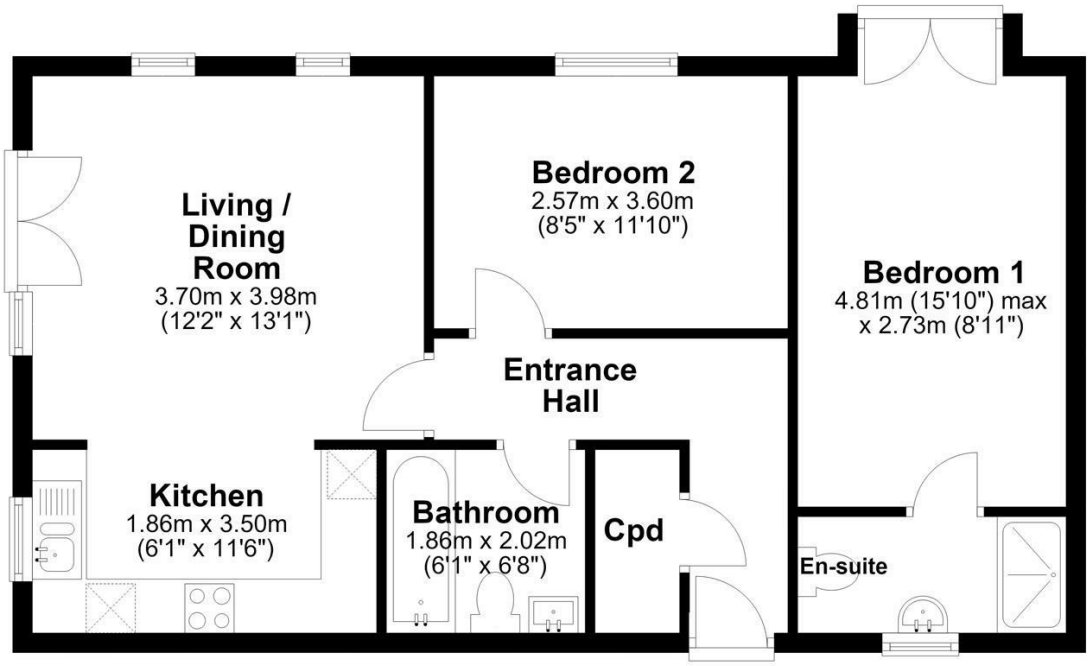




GRAY TOYNBEE

Floor Plan

Approx. 60.1 sq. metres (647.3 sq. feet)

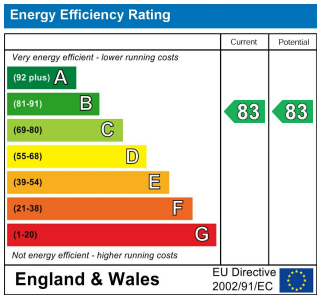


Total area: approx. 60.1 sq. metres (647.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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