



**Lancaster Gate, Upper Cambourne, Cambridge, CB23 6AU**

**welcome to**

**Lancaster Gate, Upper Cambourne, Cambridge**

A light and spacious modern top floor apartment with open plan Kitchen/Living/Diner along with an Ensuite to the Master Bedroom.



## Accommodation

There is a security entry phone system to access the main building with apartments on the ground, first and second floors. This particular apartment is located on the second floor. Entrance Hall with two useful storage cupboards. Doors to:- Open Plan Kitchen/Living/Diner with two double glazed windows to rear aspect. Well equipped kitchen comprising of a stainless steel sink unit in front of double glazed window to rear aspect with plumbing for both washing machine and integrated dishwasher. A range of top and base units with roll top work surfaces over. Electric oven, hob and extractor fan. Gas boiler. Master Bedroom with double glazed window to front aspect. Radiator. Built in wardrobes. Door to En-Suite Shower. Bedroom 2 with double glazed window to front aspect. Radiator. Bathroom comprising of a close coupled W.C. Wash hand basin. Panelled bath. Radiator. Extractor fan. Double glazed opaque window to rear aspect.

## Leasehold Information

978 years 7 months  
Service charge £1,620 p/a  
service charge currently £135 pcm  
Lease Start Date: 17/12/2009  
Lease End Date: 01/01/3004  
Lease Term: 999 Years From 1 January 2005  
Lease Term Remaining: 979 years

## Outside

There is allocated parking for one vehicle.

## Agents Notes

SERVICES:- Mains Gas. Mains Electrics. Mains Water

LOCAL AUTHORITY:- South Cambridgeshire District Council (Band "B")

TENURE :- Leasehold

EPC "C"



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welcome to

## Lancaster Gate, Upper Cambourne, Cambridge

- Top floor Apartment
- Two good size Bedrooms
- Master with En-Suite
- Open Plan Kitchen/Living/Diner
- Gas Radiator Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £200,000



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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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