Lancaster House, Capper Road, Waterbeach
CB25 9JS

Pocock + Shaw

2 Lancaster House
Capper Road
Waterbeach
Cambridge
Cambridgeshire
CB25 9JS

An extremely spacious two bedroom ground floor flat, in this popular village just to the north of Cambridge. With a mainline railway station within walking distance. Off road parking space to the rear and communal cycle store.

- Communal hall with intercom entry
- Reception hall with large storage cupboard.
- Open plan kitchen lounge area
- Two double bedrooms
- Shower room
- Electric heating system
- Off road parking space to the rear
- Communal cycle store

Offers in region of £245,000

Built in 2024, this superbly presented two bedroom ground floor flat is close to several small shops, and with the main village amenities within easy walking distance along with the mainline railway station.
With entrance hall, two double bedrooms, and large open plan kitchen lounge area. Off road parking to the rear and communal cycle store.

Glazed communal entrance door Intercom entry system.

Entrance door to:

Reception hall recessed spotlights, light oak effect flooring. Large built in storage cupboard.

Lounge/Kitchen 20'7" x 15'4" (6.27 m x 4.67 m) An impressive open plan living space, windows to the rear and side aspects. Fitted work surface with range of base units, inset single drainer stainless steel sink unit, continuation of work surface, inset four burner ceramic hob, single stainless steel oven, matching wall mounted cupboards, with extractor fan, integrated washer/dryer, dishwasher, fridge and freezer. Matching wall mounted cupboards. Light oak effect flooring, two wall mounted electric heaters. Breakfast bar.

Bedroom one 17'0" x 10'0" (5.18 m x 3.05 m) Window to the rear, double fitted wardrobe, wall mounted electric heater.

Bedroom two 11'6" x 9'10" (3.51 m x 3.00 m) Window to the rear, wall mounted electric heater.

Shower room White suite with vanity wash basin, double cupboard beneath, close coupled WC and double walk in shower cubicle. Heated towel rail radiator, extractor fan.

Outside The development is set with a communal parking area to the rear, single reserved space. Communal cycle store.

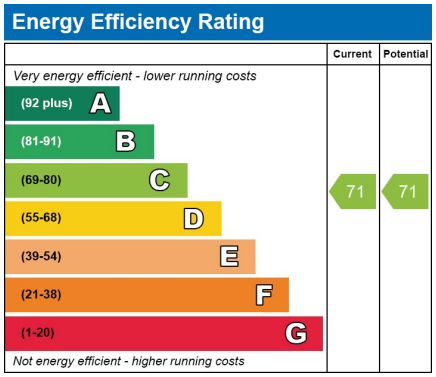
Tenure The property is Leasehold - 999 years from 03/05/24.

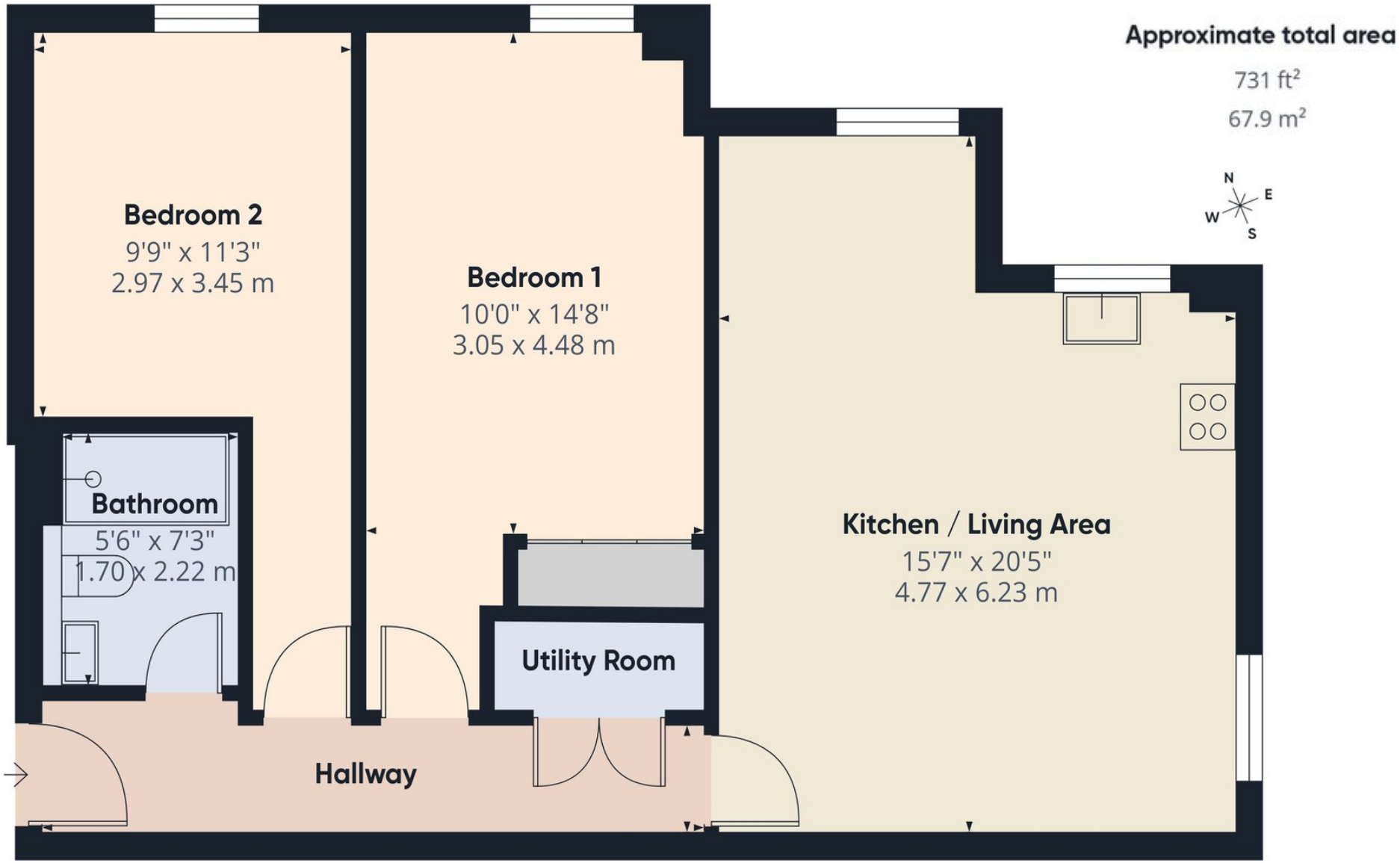
Service charge: £1,731.87 (1st April 2026 to 31st March 2027). No ground rent payable.

Services All mains services with the exception of gas.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552