



Sweetpea Way, Cambridge  
**Offers Over £250,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 29 Sep 2009

£2000.00 Ground Rent p/a

Review due: Ask Agent

£1976.00 Service Charge p/a

Review due: 04/2025

- Attention investment buyers!
- Generous open plan kitchen / living area
- Two double bedrooms
- Balcony
- No onward chain
- Modern second floor flat



Offered with no onward chain, this charming and modern two-bedroom second-floor flat is the perfect blend of comfort and convenience. Ideally situated for easy access to all major transport links plus Cambridge City centre.

The property features a welcoming entrance hall with a convenient storage cupboard, leading to a spacious open-plan modern kitchen and living room that extends to a private balcony, ideal for relaxing or entertaining.

Both double bedrooms are generously sized, with the second bedroom offering ample wardrobe space.

The well-appointed family bathroom complements the living space.

The flat also includes an allocated parking space.

#### Entrance hall

Open plan kitchen / diner - 5.77m x 5.43m (18'9 x 17'8)

Bedroom one - 3.32m x 3.23m (10'8 x 10'5)

Bedroom two - 2.97m x 2.82m (9'7 x 9'2)

#### Bathroom





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.focalagent.com](http://www.focalagent.com)

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

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