

Flat 1 10 Arbury Road

Cambridge, CB4 2JE

Guide price £230,000

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- No Onward Chain
- Wonderful Space
- Low Service Charge
- Allocated Parking







A spacious and well presented first floor one bedroom apartment, extending to approximately 550 sq ft, set within a modern purpose built development with secure entry, off street parking, and offered to the market with no onward chain.

The property is accessed via a secure communal entrance, leading into a private hallway which provides a welcome sense of separation before opening into the main living space. The open plan living, dining and kitchen area is a standout feature, designed to maximise both light and functionality. The kitchen is fitted with a sleek range of high gloss wall and base units, integrated appliances, tiled splashback, and built in oven and hob, creating a clean and contemporary finish.







The living area is particularly bright and inviting, with large double patio doors opening onto a private balcony, offering an excellent outdoor space ideal for relaxing or entertaining.

Moving through the apartment,



there is a useful storage cupboard with plumbing for a utility appliance, along with additional windows that continue to bring in plenty of natural light throughout.

The bedroom is a generous double, presented in excellent condition and benefiting from a bright aspect, making it a comfortable and well proportioned space. The bathroom sits conveniently between the bedroom and main living area, finished to a modern standard with full tiling, a shower over bath, WC, basin, large mirror, extractor fan and an obscured window providing natural light. The boiler is neatly housed within a dedicated cupboard.

Further benefits include underfloor heating throughout, off street parking, and a low service charge, making this an attractive and low maintenance option.

Overall, this is a fantastic opportunity for first time buyers and investors alike to secure a stylish, well located apartment with strong appeal and excellent practical features.

///ending.frogs.waters

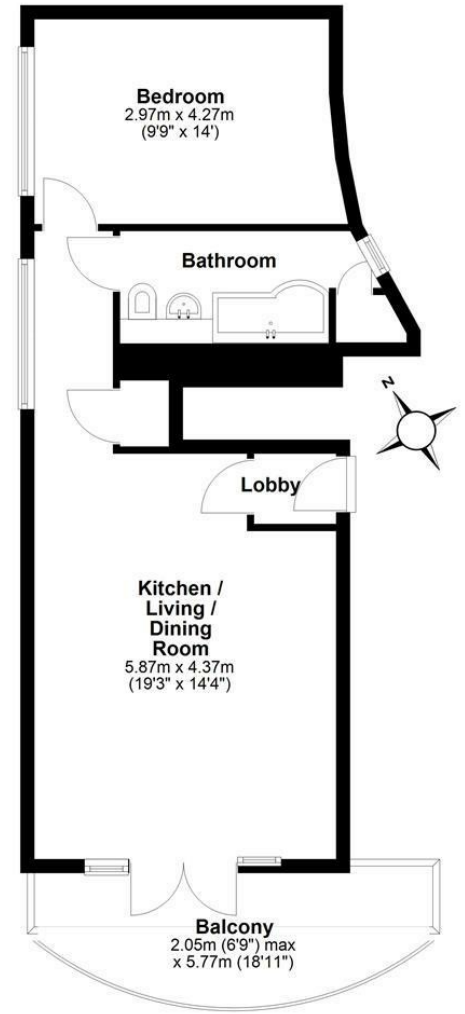




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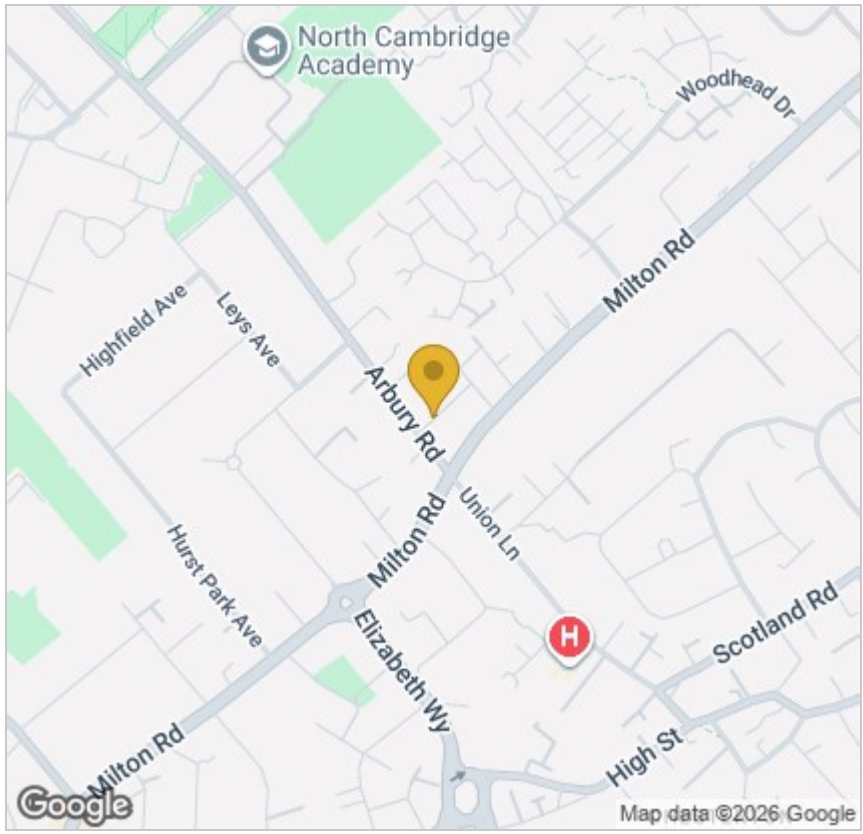
Floor Plan

Approx. 51.2 sq. metres (551.5 sq. feet)

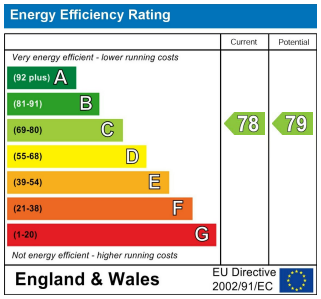


Total area: approx. 51.2 sq. metres (551.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
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.

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