



Robinia House Abberley Wood, Great Shelford Cambridge  
Guide Price **£145,000** **Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 29 Sep 2009  
£381.00 Ground Rent p/a  
Review due: Ask Agent  
£Ask Agent Service Charge  
Review due: Ask Agent

- Immaculately presented throughout
- Modern open plan lounge / kitchen
- Two well proportioned bedrooms
- Private balcony
- 50% share with option to purchase full 100%
- Sought after location
- Can be purchased with no onward chain

The property features a welcoming entrance hallway leading into a contemporary open-plan lounge and kitchen area, designed for modern living. The living space benefits from access to private balconies, providing a perfect spot to relax or entertain.



There are two well-proportioned bedrooms, along with a stylish family bathroom finished to a high standard.

Offered for sale with no onward chain, this home is ideal for first-time buyers or those looking to step onto the property ladder, with the added flexibility to increase ownership over time.

Great Shelford is one of the most desirable villages on the southern edge of Cambridge, known for its strong sense of community, generous green spaces and excellent accessibility.

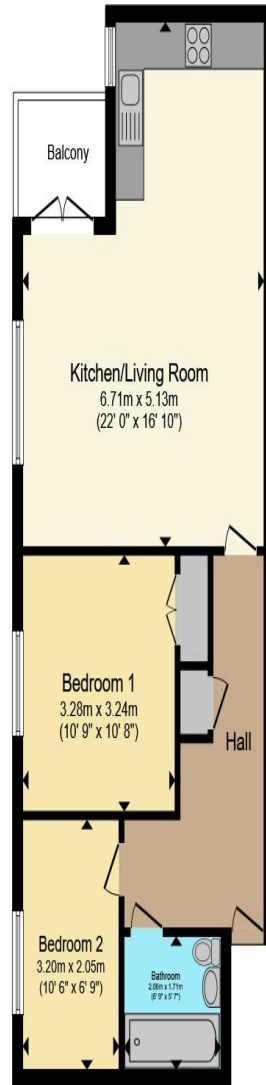
This apartment enjoys a prime position just a short walk from Shelford railway station, offering quick and convenient travel into Cambridge (around four minutes) and Cambridge South, which serves Addenbrooke's Hospital and the wider Biomedical Campus.

Direct trains to London Liverpool Street and King's Cross also make it an attractive base for regular commuters.

The location is particularly well suited to those working in healthcare, life sciences or technology.

The nearby DNA cycle route provides a safe, traffic-free link to Addenbrooke's and the Biomedical Campus, with further connections into central Cambridge via the guided busway. Granta Park, Babraham Research Campus and several of





**First Floor**

Total floor area 61.7 m<sup>2</sup> (664 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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the region's leading science and research facilities can all be reached easily by bike, public transport or car.

Entrance hall

Open plan kitchen / living room - 6.71m x 5.13m (22' x 16'10)

Bedroom one - 3.28m x 3.24 (10'9 x 10'8)

Bedroom two - 3.20m 2.05m (10'6 x 6'9)

Bathroom

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

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

 01223 844760

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