



5 Egbert Walk, Northstowe
Cambridgeshire, CB24 1DN

Guide price £235,000

5 Egbert Walk

Cambridgeshire, CB24 1DN

- No Onward Chain
- Private Balcony
- Wonderful Condition
- Two Parking Spaces

An excellently presented two-bedroom second floor flat, located in the desirable Northstowe area with excellent access to local amenities and transport links.

Accessed via a secure entry system, the property opens into a bright, neutrally decorated entrance hall, with a window allowing plenty of natural light. The hallway is spacious and also benefits from a deep storage cupboard.

Both bedrooms are positioned to the front of the property. The principal bedroom is an excellent sized double and benefits from an en-suite shower room. The second bedroom is also a double, slightly smaller than the principal bedroom, and is currently used as both a home working space and a spare bedroom.

The family bathroom is finished to the same specification as the en-suite and includes tiling around the shower area. Importantly, it also benefits from a window in addition to the extractor fan, providing excellent ventilation.





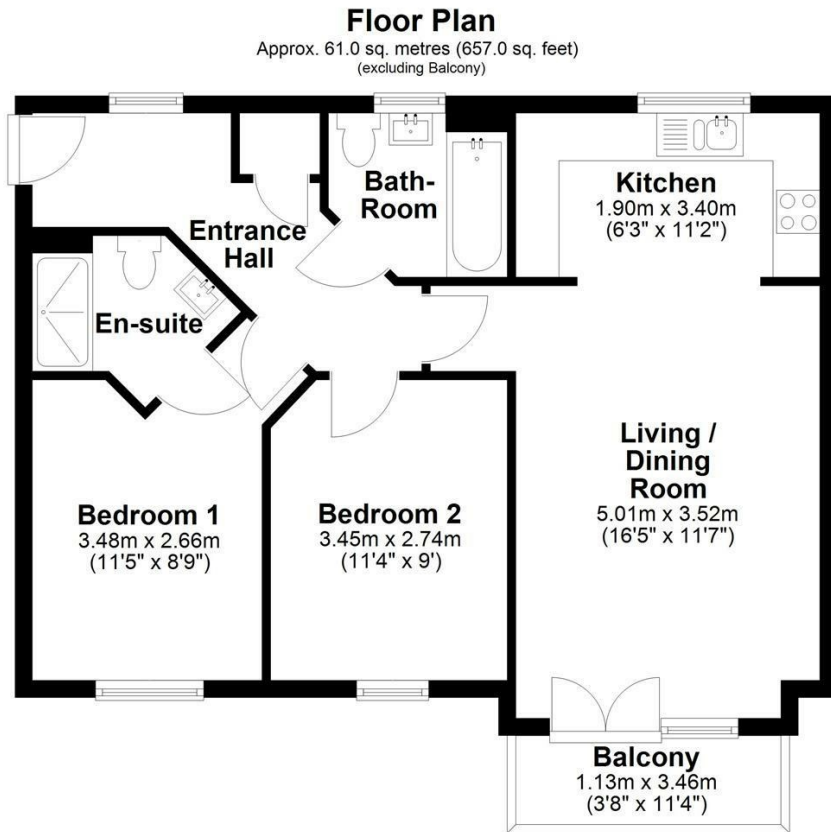
The kitchen, dining and living space is a real highlight of the property. The kitchen is fitted with a range of high and low level cupboards, a gas hob, integrated fridge/freezer, dishwasher and plenty of countertop space. Being double aspect, the room is flooded with natural light and offers ample space for both a dining table and lounge area.

Furthermore, the west-facing balcony provides a fantastic private outdoor seating space.

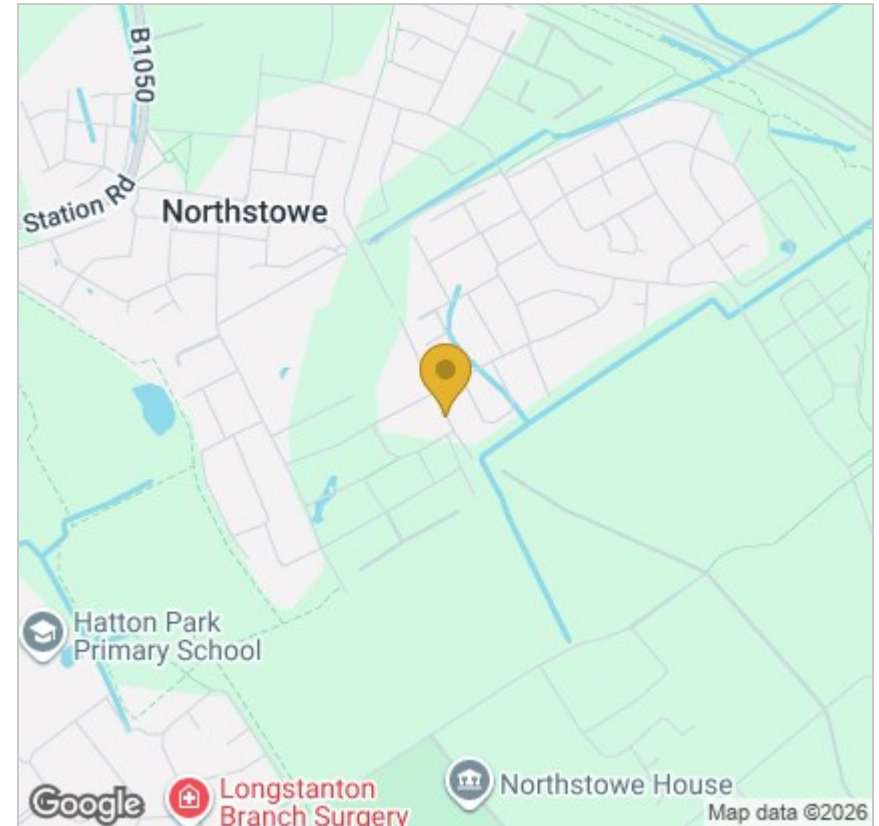
Available with no onward chain, this is an excellent opportunity to acquire a fantastic flat with the added benefits of a long lease and allocated private parking.

[///vital.taxpayers.galloping](http://vital.taxpayers.galloping)

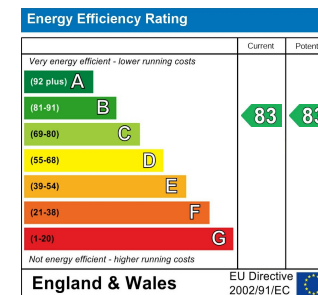




Total area: approx. 61.0 sq. metres (657.0 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, with 120 years remaining.

There is a peppercorn ground rent. The current service charge is £1,526.24 per annum, and there is also an annual estate green fee, which was £143.16 for the previous year.

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.