



Great Northern Road, Cambridge
Offers in Excess of £500,000 **Leasehold**

**Sharman
Quinney**

Key Features



999 Years remaining as of 16 Sep 2014

£580.00 Ground Rent p/a

Review due: Ask Agent

£4800.00 Service Charge p/a

Review due: Ask Agent

- Well-proportioned Open Plan Kitchen / Dining / Living Room
- Modern Second Floor Apartment
- Two Double Bedrooms with En-suite to Master
- Ample Storage Options Throughout
- Communal Bicycle Storage
- Private Balcony
- Attractive Location within Cambridge

Built by Hill residential the property has high quality finishes, built in appliances and modern features throughout. The apartment is arranged around a central hallway that connects each room in a smooth, easy to navigate layout.



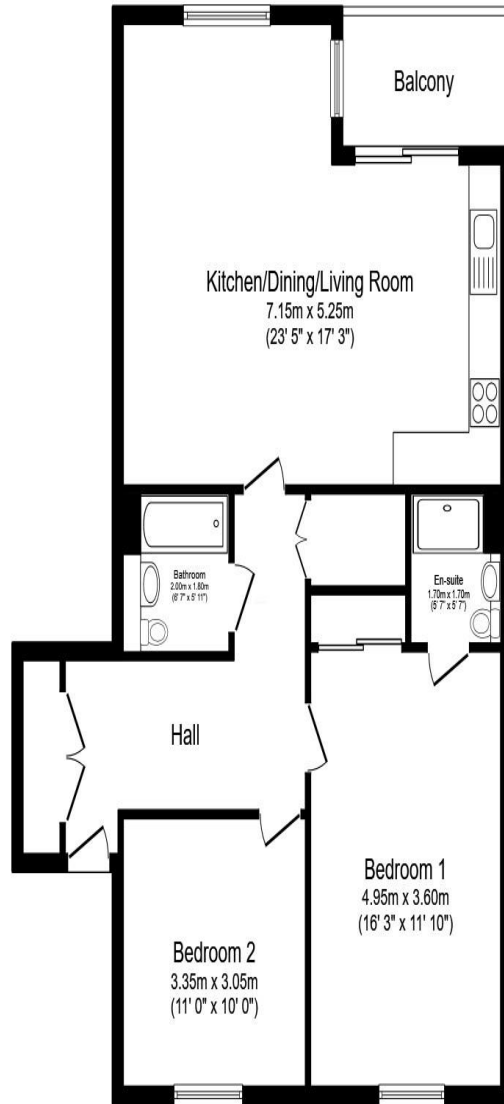
The main living area is an open plan kitchen-dining-living space, designed for cooking, relaxing, and entertaining in one cohesive room. This space opens directly onto a private balcony, giving you your own outdoor area with no shared access.

Two well proportioned bedrooms sit off the hall. Bedroom 1 includes its own en suite bathroom and comfortably accommodates standard bedroom furniture such as a bed, wardrobe, and additional pieces. Bedroom 2 also offers enough room for essential furniture, making it suitable as a guest room, home office, or secondary bedroom. A separate main bathroom serves this part of the home.

Set on Great Northern Road, the property benefits from a highly convenient location. It sits within easy walking distance of the local station, making commuting simple and reliable. The surrounding area offers a strong mix of everyday amenities, including supermarkets, cafés, independent shops, leisure services and direct access to the city centre is within walking distance just half a mile away.

All measurements are stated on the floorplan





Floor Plan

Floor area 85.6 sq.m. (921 sq.ft.)

Total floor area: 85.6 sq.m. (921 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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