



Ellis Road, Trumpington Cambridge
£325,000 Leasehold

**Sharman
Quinney**

Key Features



99 Years remaining as of 06 Mar 2015

£Included Ground Rent

Review due: Ask Agent

£1236.00 Service Charge p/a

Review due: Ask Agent

- Second floor apartment with elevator access
- Open plan kitchen / living area
- Two well proportioned bedrooms
- Enclosed winter garden
- 10 minute walk to Cambridge South train station
- Allocated parking plus bicycle storage
- 100% share

Located on the second floor and accessible via an elevator, the property welcomes you into an entrance hall with useful built-in storage.



The apartment features a bright and spacious open-plan living area with a modern fitted kitchen, creating a comfortable space for both relaxing and entertaining.

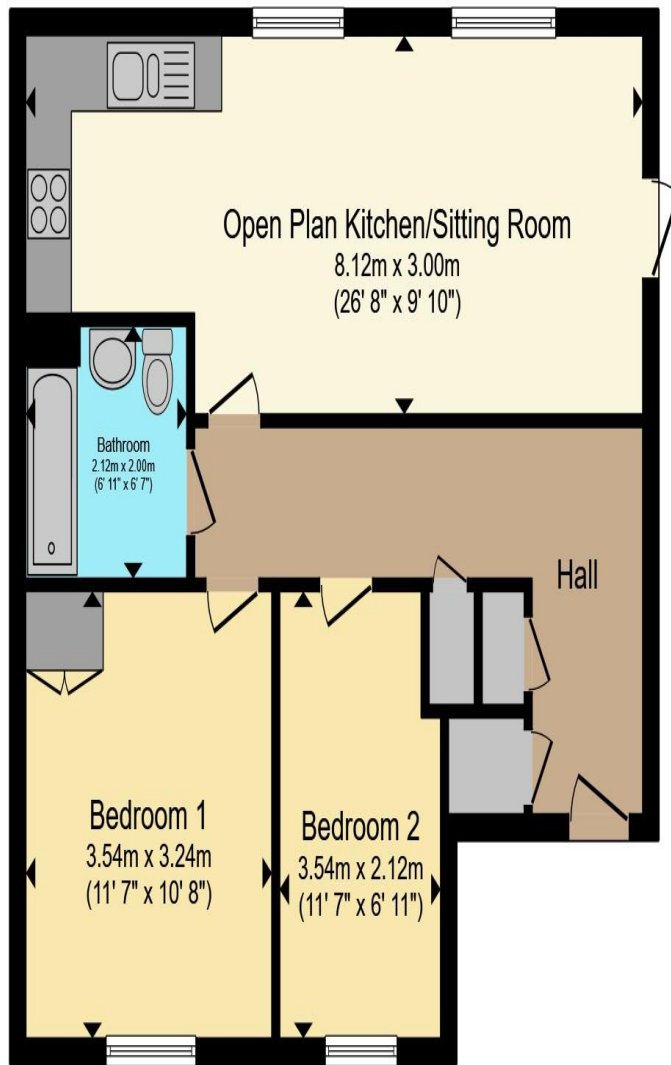
From the living area, there is access to an enclosed winter garden, providing a versatile additional space that can be enjoyed year-round.

The property offers two generous bedrooms along with a contemporary family bathroom.

Further benefits include an allocated parking space, bicycle storage, gas fired central heating, and a secure entry system.

Agents Note: Flagship Homes have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 30% share and the remaining 70% share of the property from Flagship Homes to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





Floor Plan

Total floor area 59.7 m² (643 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

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Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

To view this property call Sharman Quinney on:
01223 844760

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :GTS103283 - 0001