property details **approval form**

49 Rampton End, Willingham, Cambridge, Cambridgeshire, England, CB24 5JB
Date: 18 November 2026 **Property Ref and Version:** HIS100412 - 0007

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£125,000

Tenure: Leasehold
This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1992.

>> key features

- > One-bedroom ground floor flat
- > Open-plan reception and kitchen
- > Modern white bathroom suite
- > Resident parking area available
- > Security entry phone system
- > 117-year lease remaining
- > No onward chain sale
- > EPC Rating: C

>> short description

A one-bedroom ground floor flat for sale in Willingham, Cambridge, offering an open-plan layout, communal gardens, resident parking, EPC C rating and a long lease with no onward chain, close to village amenities and bus links into Cambridge.

>> long description

The apartment offers an open-plan layout with a good-sized reception room leading towards the kitchen, creating a practical space for everyday living and entertaining. Large windows ensure plenty of natural light. Décor is neutral and well kept, providing a straightforward opportunity for personalisation.

The separate kitchen is fitted with a range of units, worktops and space for appliances, with dual-aspect windows.The double bedroom is a good size; while the bathroom includes a modern white suite with shower enclosure and tiled walls.

Set within a small residential block, the flat enjoys use of the shared gardens, with pathways to the front entrance and resident parking area.

The property is offered with a 117-year lease and no onward chain, making it appealing to first-time buyers and investors.

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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.

>> directions

>> Agent Note

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>> room description

Entrance Door
Ground floor front entrance to the property leading into a small entrance hallway, with doors providing access to all principal rooms.

Entrance
Secure door with telephone entry system providing access to the rear of the property.

Living Room/Kitchen
A well-proportioned open-plan sitting room and kitchen enjoying a pleasant front aspect via large double-glazed windows overlooking the communal green. The kitchen is fitted with a range of matching wall and base units, incorporating an integrated electric oven, electric hob with extractor hood over, and sink unit with tiled splashbacks. Further benefits include laminate flooring, a radiator, a side aspect double-glazed window, and designated space for a fridge and washing machine.

Bedroom
A generously proportioned double bedroom featuring a radiator and a large double-glazed window to the front aspect, providing an abundance of natural light

Bathroom
Comprising a fully tiled walk-in double shower with sliding glazed door, low-level WC, and wash hand basin with mirrored vanity unit above. Further benefits include practical laminate flooring.

Outside
The property benefits from access to communal garden, with a pathway leading to the rear parking area. Further advantages include one allocated parking space and additional visitor parking for guests.

Agents Notes
The property is offered for sale with no onward chain, presenting an excellent opportunity for a straightforward purchase. The property is held on a leasehold tenure, with approximately 117 years remaining on the lease.

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>> room description

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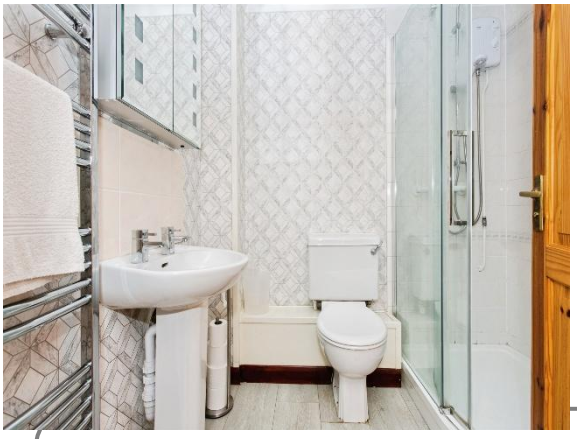
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>> property images










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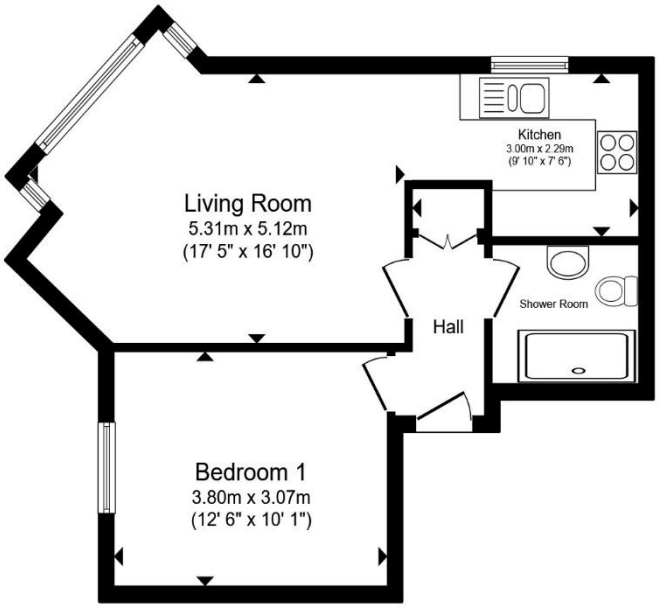
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>> floor plan



Ground Floor

Total floor area 42.6 m² (458 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.focalagent.com

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>> approval

	Signature	Date
Sarah Robinson		
Mrs P. Gray		

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