



Gillyflower Lane, WATERBEACH, Cambridge CB25 9QN
£365,000

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Experience contemporary lakeside living in this impressive two-bedroom first-floor apartment, featuring a huge private terrace, covered balcony, and secure gated parking.

This exceptional first floor apartment, located in the popular village of Waterbeach, offers refined living with high-quality fittings and appliances throughout. Entered via a beautifully maintained communal hall with secure key fob access and audio visual entry system, lift to all floors, an immediate sense of quality defines this building.

Waterbeach offers fantastic road, rail, and public transport links, with excellent community facilities including schools, green spaces, and a future health centre. Enjoy 20-minute access to Cambridge City Centre and 10 minutes to Cambridge Science Park.

Arrange a viewing to fully appreciate the sophisticated lifestyle this property offers. REF AB1675



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Experience contemporary lakeside living in this impressive two-bedroom first-floor apartment, featuring a huge private terrace, covered balcony, and secure gated parking.

Once on the first floor and entering the apartment, via a generous welcoming **hallway**, with contemporary Amtico flooring flowing seamlessly, leads to a utility cupboard plumbed for a washing machine and a separate storage cupboard providing excellent additional space.

The superb **Principal Bedroom** 4.38m x 3.22m overlooks the private terrace and benefits from fitted mirrored wardrobes. Its luxurious en-suite shower room is finished to a high standard, comprising a low-level WC, large walk-in shower, wash hand basin with lower storage, and a heated towel rail.

Bedroom Two 3.34m x 3.31m is a well-proportioned double bedroom, ideal for guests or as a home office. A contemporary family bathroom features a bath with shower over, wash hand basin, and low-level WC, complemented by modern fittings.

The heart of the home is the impressive **L-shaped open-plan lounge, kitchen, and dining area** 6.69m x 5.22m, providing an exceptional entertaining space. Two sets of floor-to-ceiling doors open directly onto the terrace and balcony, paired with additional windows that flood the room with natural light, creating a wonderful indoor-outdoor feel.

The bespoke, high-specification **kitchen** boasts stylish sage green and white cabinetry, 20mm worktops, and premium integrated Bosch appliances, including an oven, hob, extractor fan, microwave, dishwasher, fridge freezer and wine fridge.

The **dining area** comfortably accommodates a large table, while the spacious lounge area enjoys dual access to both the balcony and terrace.

Externally, the covered **balcony** 5.75m x 2.10m offers a perfect space for outdoor seating, while the substantial **private terrace** 10.95m x 2.50m provides exceptional additional outdoor space for relaxing, entertaining, or container gardening.

Residents benefit from **secure gated parking** with a designated space and electric vehicle charging point, alongside direct lift access from the parking area. Additional features include a **secure bike store** and access to a communal roof garden with panoramic stunning views.

Waterbeach offers fantastic road, rail, and public transport links, with excellent community facilities including schools, green spaces, and a future health centre. Enjoy 20-minute access to Cambridge City Centre and 10 minutes to Cambridge Science Park. With sustainability at its forefront, this all-electric development features air source heat pumps and vehicle charging points as standard, coupled with superior insulation, to ensure energy efficiency. Arrange a viewing to fully appreciate the sophisticated lifestyle this property offers. REF AB1675

Tenure: Leasehold

Property Type: Apartment

- Impressive Waterside Apartment - First Floor
- Huge Private Terrace & Covered Balcony
- Secure Gated Parking & Cycle Store
- 2 Bedrooms one with Ensuite
- Communal Roof Garden with Lake Views
- 23 Acre Lakeside Development
- High Quality Fittings & Appliances
- Open Plan Lounge, Dining & Kitchen
- Excellent Storage
- PRODUCT REF AB1675



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Andrew Beard - eXp

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REF AB1675

