



Fitzroy Close, West Cambourne Cambridge
£61,250 Leasehold

**Sharman
Quinney**

Key Features



990 Years remaining as of 10 Nov 2023

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£943.80 Service Charge pcm

Review due: 04/2027

- Two bedroom Ground Floor Apartment
- Available to Purchase at 100%
- Long Lease Length
- Balcony
- Allocated Parking

A beautifully presented and well-proportioned two-bedroom ground floor apartment, available through the Shared Ownership scheme, offering an excellent opportunity to secure a stylish home in the highly sought-after Cambridge area.

The accommodation is thoughtfully designed to



maximise both space and natural light, comprising a welcoming entrance hall with useful storage, an elegant living room ideal for both relaxation and entertaining, and a contemporary fitted kitchen. There are two generously sized double bedrooms and a sleek, modern bathroom finished to a high standard.

Externally, the property benefits from allocated parking, adding to the convenience of this superb home. Perfectly suited to first-time buyers, couples, or small families, the apartment combines practicality with modern living. Available from £61,250 for a 25% share, based on a full market value of £245,000.

Monthly Rent: £480.06

Monthly Service Charge: £78.65

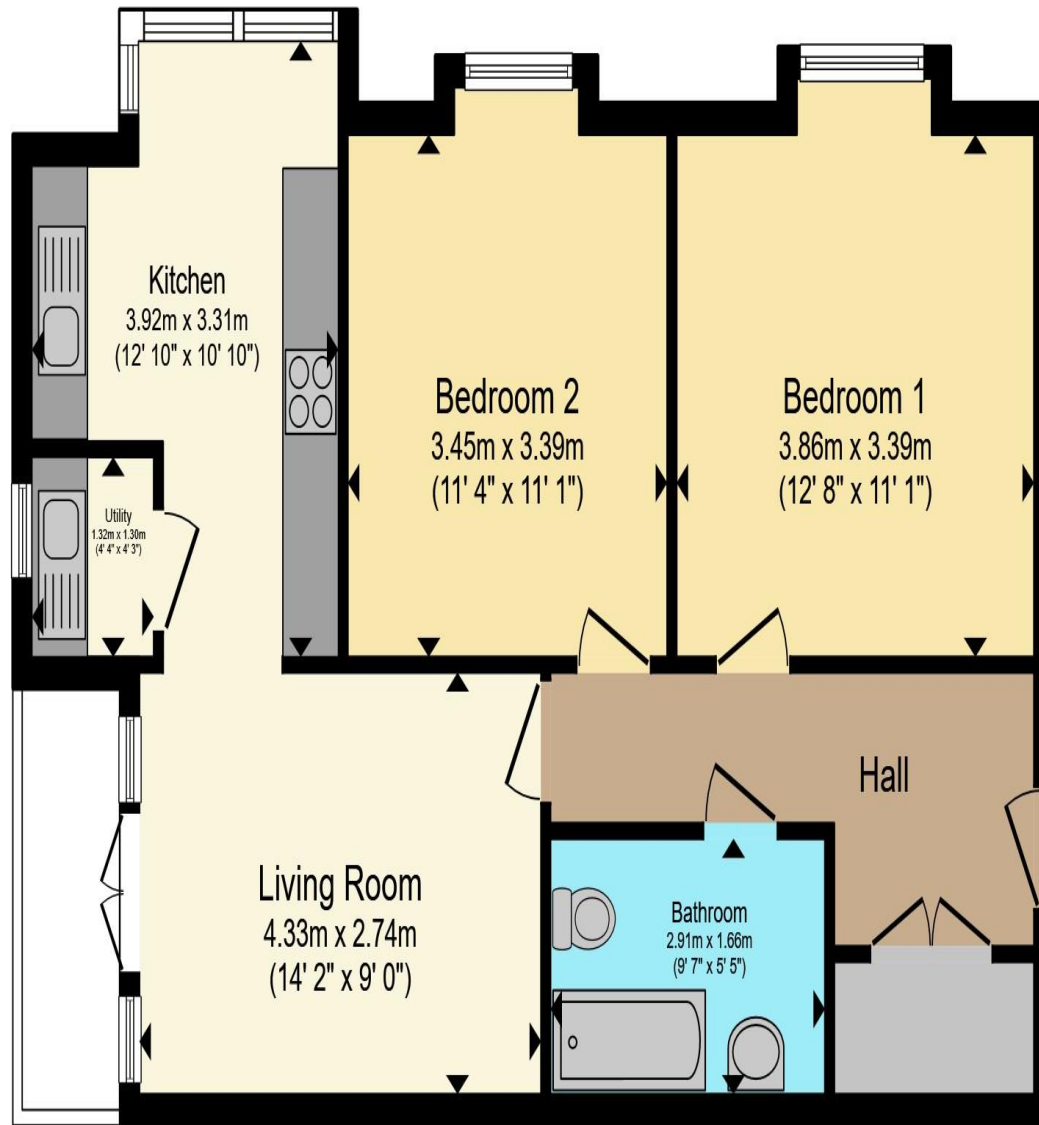
Total Monthly Outgoings: £558.71 (excluding mortgage)

Please note, service charges may be collected at different intervals, with the monthly figure provided for guidance. Full details will be confirmed prior to purchase. Rent is reviewed annually each April.

Location

Set within the desirable community of West Cambourne, the property enjoys a prime position surrounded by a wealth of amenities and green open spaces.





Total floor area 66.2 m² (712 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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Residents benefit from a superb balance of convenience and lifestyle, with local shops, cafés, fitness facilities, and healthcare services all within easy reach. The area is particularly well-regarded for its abundance of outdoor space, including parks, scenic walking routes, and nature reserves, making it ideal for those seeking an active lifestyle.

Highly regarded schools and a medical centre are located within a mile, while further shopping and leisure facilities are easily accessible throughout Cambourne.

Transport connections are excellent, with regular bus services providing direct links to Cambridge in approximately 30 minutes. For commuters, both Cambridge North and St Neots stations are within a 20-30 minute drive, offering swift access to London in under 70 minutes.

EPC Rating
Energy Performance Rating: B

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

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