



Abbey Court, Cambridge
Offers In Excess Of £150,000 Leasehold

**Sharman
Quinney**

Key Features



Ask Agent Years remaining as of Ask Agent

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1736.44 Service Charge pcm

Review due: Ask Agent

- Investment opportunity
- Designed for independant studio living
- Modern kitchenette
- Contemporary shower room
- Third floor studio with balcony
- Communal laundry room and bin store
- Secure entry system and communal CCTV

This modern third-floor self-contained studio, complete with a private balcony, is an excellent investment opportunity. Exclusively available to students enrolled in full-time education at Anglia Ruskin University or the University of Cambridge, it offers stylish and comfortable living in a prime location.

The studio is designed for independent student life, featuring a spacious airing cupboard that doubles as a





wardrobe, providing ample storage. The kitchenette is fitted with a built-in combi microwave/oven and an under-counter fridge/freezer, while the contemporary shower room includes a sleek and modern shower cubicle.

Located on the third floor, the property benefits from a private balcony, creating a bright and airy living space. The building offers a secure entry system with CCTV, ensuring safety and peace of mind. Residents also have access to a communal laundry room and a well-maintained bin store. With high demand for student accommodation in Cambridge, this property presents a strong rental yield and an attractive long-term investment opportunity.

Abbey Street is located just off Newmarket Road and is accessed from foot via Newmarket Road and vehicular access from New Street. The site lies within 600 meters of the Anglia Ruskin University campus, 400 meters of the Grafton Shopping Centre and within a short walk of the City Centre and the colleges of Cambridge University.

Kitchen sitting bedroom 3.95m x 5.23m

Shower room 2.48m x 1.02m

Balcony 4.15m x 0.90m

Agency Note:

It is share of the freehold. As a result, the property is exempt from paying ground rent. In addition, considering the size of the property, the current rental income is quite strong at £925 (pcm).


Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

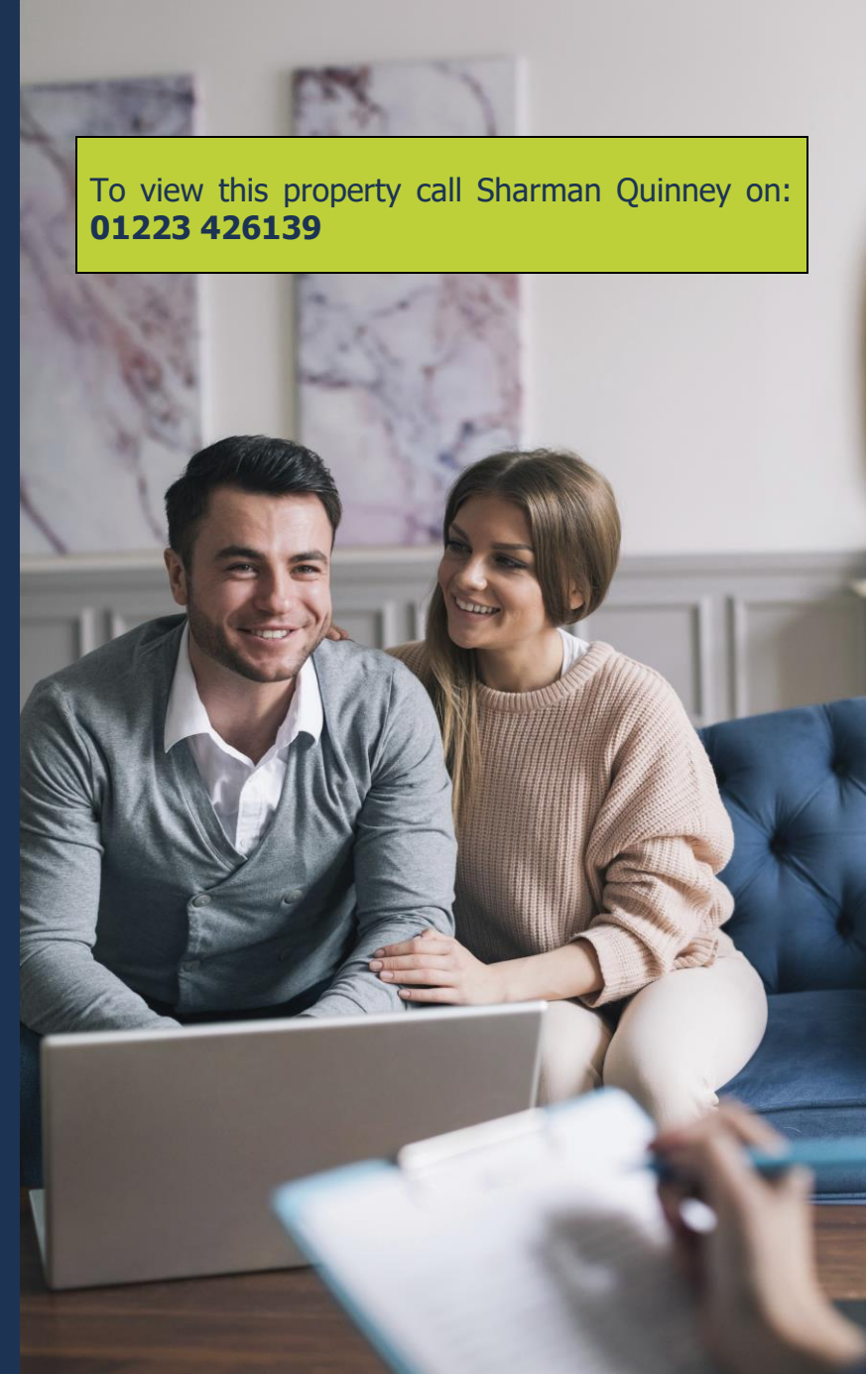
 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME

To view this property call Sharman Quinney on:
01223 426139



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: ORP101873 - 0006