



**Connells**

Lancaster Gate  
Upper Cambourne



Experience modern comfort in this beautifully designed first-floor two-bed apartment in Upper Cambourne, featuring a bright open-plan kitchen/dining/family space, an ensuite main bedroom, stylish bathroom, allocated parking and a communal garden area.

#### Entrance Hall

Door to side, window to rear, storage cupboard, airing cupboard.

#### Kitchen Area

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, stainless steel cooker hood, stainless steel splash back, integrated fridge/freezer and washer/drier, cupboard housing central heating boiler.



#### Lounge/Dining Area

Two windows to front, window to side, television point, telephone point, two radiators.

## Bedroom One

Juliet balcony to front, double fitted wardrobe, television point, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point, extractor fan, part tiled, radiator.

## Bedroom Two

Juliet balcony to front, radiator.

## Bathroom

Window to side, bath with mixer taps and hand held shower, wash hand basin, WC, part tiled, extractor fan, radiator.

## Communal Garden

Fence and rail enclosed, lawn, pathway to bin store, matures hedges.

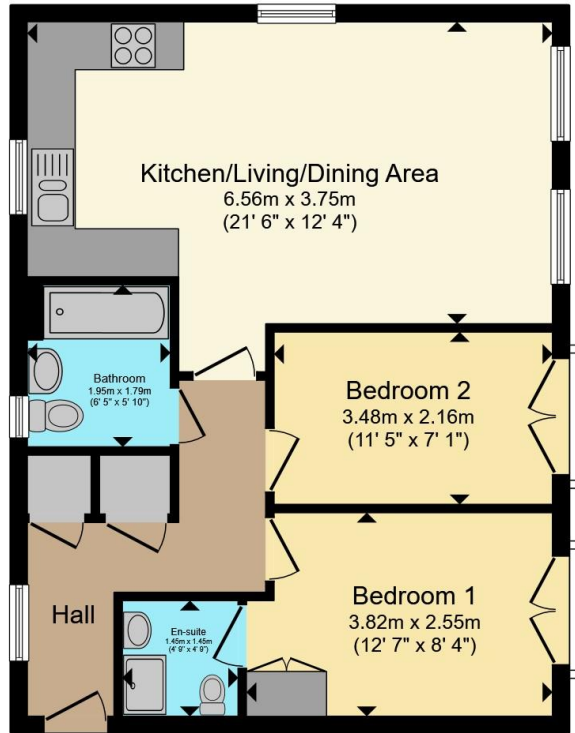
## Parking

One allocated parking space to front.









Total floor area 57.0 m<sup>2</sup> (614 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](http://www.propertybox.io)



To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1611.24

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306686](http://connells.co.uk/Property/CBN306686)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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