



Cootes Court Cootes Lane, Fen Drayton Cambridge
£170,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2003

£Ask Agent Ground Rent pcm

Review due: Ask Agent

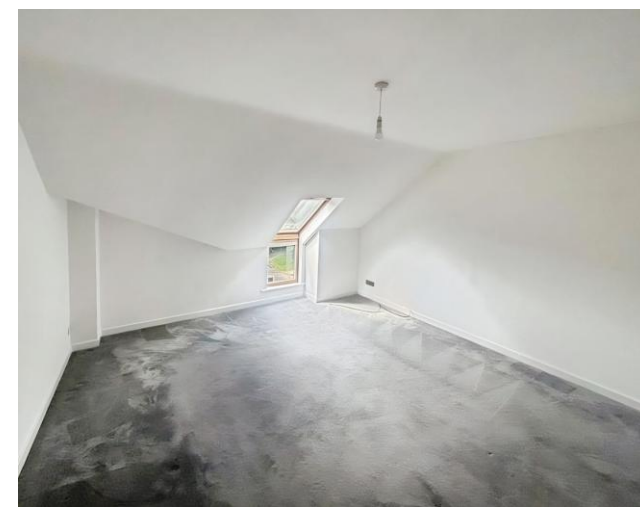
£Ask Agent Service Charge pcm

Review due: Ask Agent

- First Floor Apartment
- Spacious Living Room
- Two Double Bedrooms
- Well Appointed Throughout
- Desirable Village Location

This well-laid-out two-bedroom apartment offers comfortable living with a practical and spacious layout, ideal for first-time buyers, small families, or investors.

The property benefits from a private ground floor entrance hall, complete with useful space for



storing coats, shoes, and everyday belongings, keeping the main living areas clutter free. Stairs lead to the first-floor accommodation, where a central hallway provides access to all rooms.

The apartment features a generous lounge, perfect for relaxing or entertaining, with ample space for both seating and dining. The separate kitchen is well-arranged, offering good worktop space and room for essential appliances.

There are two well-proportioned bedrooms, including a spacious main bedroom and a versatile second bedroom, ideal as a guest room, nursery, or home office. A family bathroom is conveniently located and fitted with a bath, washbasin, and WC.

The village has a warm community atmosphere, a well regarded local pub, and convenient links via the A14 and guided busway. Schools in the surrounding area are well thought of, and everyday amenities are just a short drive away.

Measurements

Kitchen - 3.15m x 2.59m / 10' 4" x 8' 6"

Living room - 5.21m x 4.42m / 17' 1" x 14' 6"

Bedroom one - 4.09m x 2.84m / 13' 5" x 9' 4"

Bedroom two - 5.26m x 2.57m / 17' 3" x 8' 5"



Bathroom - 2.51m x 2.03m /8' 3" x 6' 8"

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.

To view this property call Sharman Quinney on:
01223 426139

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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: :ORP102292 - 0018