



Cavendish Court Sackville Way, Great Cambourne Cambridge
£90,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2003

£312.42 Ground Rent pcm

Review due: Ask Agent

£8220.12 Service Charge pcm

Review due: 03/2025

- Short Walking Distance to local Amenities
- Well Maintained Communal Areas
- Ample Storage
- Allocated Parking Space
- 20 Foot Lounge/Diner with Juliet Balcony

Situated in a highly sought-after location in Great Cambourne, this first-floor apartment is just a short walk from Morrisons, local shops, and excellent public transport links. Cambourne is a thriving and well-connected community positioned between Cambridge and St Neots, offering beautiful countryside walks, a large supermarket,



and a wide range of amenities. Major road links provide easy access into Cambridge in approximately 20–25 minutes.

Accommodation:

Entrance Hall

Generous entrance hall with two large storage cupboards.

Lounge / Diner – 20'7" x 10'7" (6.27m x 3.22m)

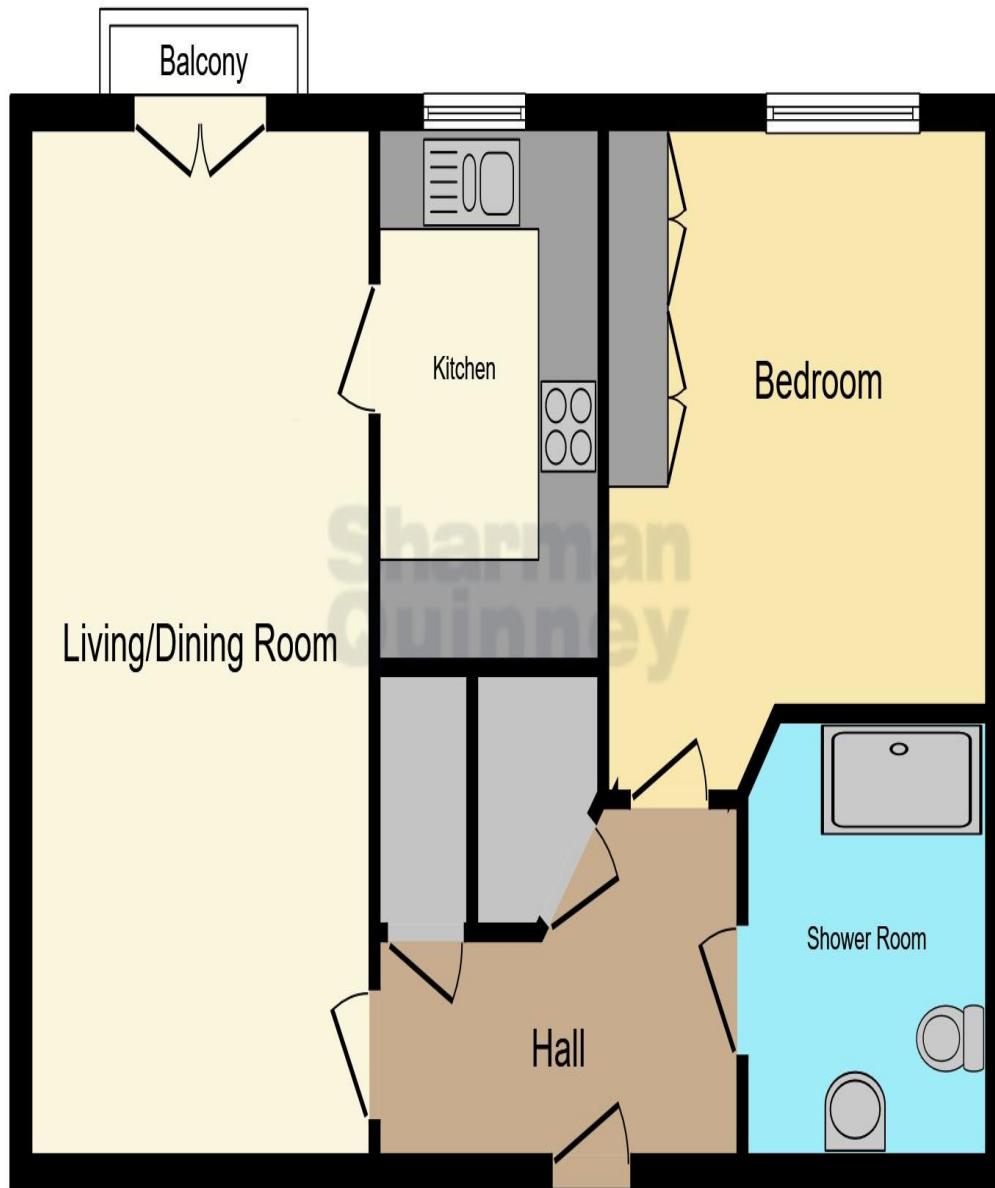
A bright and spacious living area featuring an electric fireplace and Juliet balcony

Kitchen – 6'9" x 10'5" (2.05m x 3.17m)

Fitted with a matching range of wall and base units, including:

- Electric hob
- Extractor fan
- Integrated fridge/freezer
- Integrated washing machine
- Window to the rear.





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.focalagent.com

Master Bedroom – 13'2" max x 12'5" max (4.01m max x 3.78m max)

A generous double bedroom complete with built-in wardrobes and window to the rear.

Shower Room – 7'8" x 7'7" (2.33m x 2.31m)

Modern three-piece suite comprising a walk-in shower, wash hand basin, and low-level WC.

Outside:

Attractive communal garden areas and an allocated parking space.

Services:

- Duty manager on site 24/7
Emergency call-outs between 10:00pm–8:00am
- One and a half hours of service time per week
-

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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