



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.






To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

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

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: :CSQ203980 - 0004