



Chieftain Way, Cambridge
£265,000 Leasehold

**Sharman
Quinney**

Key Features



150 Years remaining as of 01 Sep 2006

£199.00 Ground Rent p/a

Review due: Ask Agent

£1258.62 Service Charge p/a

Review due: Ask Agent

- Two double bedrooms
- En Suite to master bedroom
- Family bathroom
- Spacious living area
- Secure entry
- Allocated parking
- Close to local amenities

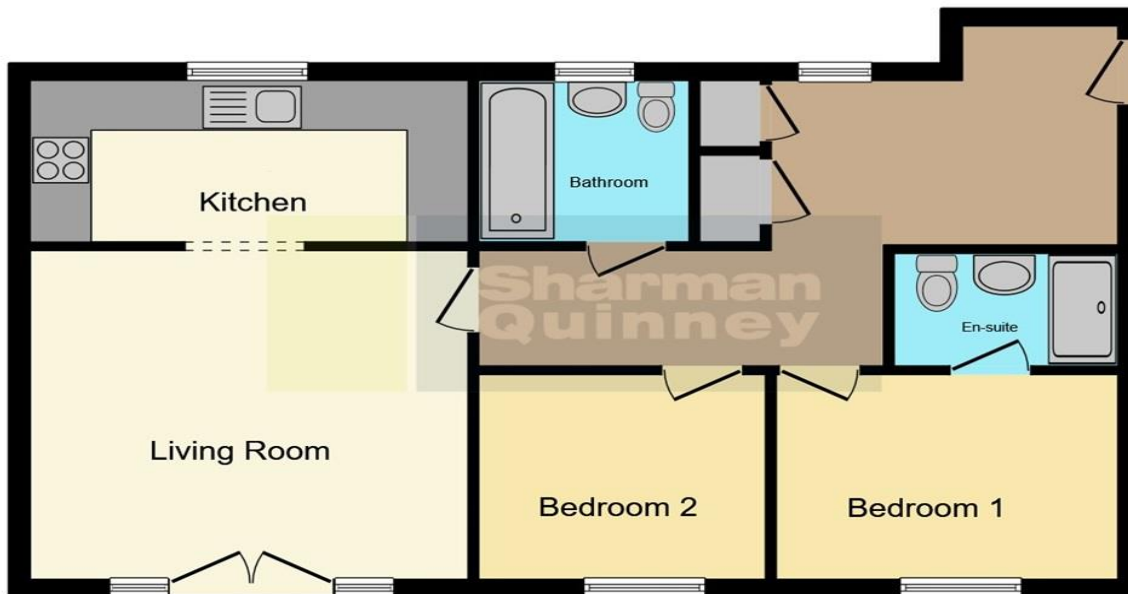


The apartment offers generous living space throughout, beginning with a welcoming hallway that leads to a bright and airy-open pan living and dining area. Large windows draw in natural light, creating a calm and comfortable environment that's perfect for everyday living and entertaining guests. The adjoining kitchen provides practicality with sleek cabinetry, integrated appliances and plenty of workspace.

The master bedroom is spacious and benefits from its own en-suite shower room, while the second bedroom is equally well-sized and served by a modern family bathroom, proving to be a perfect family members bedroom, a home office or guest room.

Additional benefits include a secure entry system and an allocated parking space. Set within a quiet and well-maintained residential development, the property offers privacy while remaining close to local amenities, Cambridge north train station, the guided busway and Cambridge science park. Stylish, practical and superbly located, this property represents an excellent opportunity for those seeking modern living in a thriving Cambrdige neighbourhood.





Measurements

Living room - 4.03m x 3.36m / 13'2 x 11'0

Kitchen - 4.03m x 1.95m / 13'2 x 6'3

Bedroom one - 3.43m x 2.47m / 11'2 x 8'1

En-suite - 2.20m x 1.36 / 7'2 x 4'4

Bedroom two- 2.82m x 2.38m / 9'1 x 7'5

Family bathroom - 2.07m x 1.95m / 6'7 x 6'2

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: :ORP102088 - 0003