



Homerton House Homerton Street, Cambridge
£240,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 01 Jan 2007

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£2740.56 Service Charge pcm

Review due: Ask Agent

- 30% shared ownership with option to staircase to 100%
- Third floor apartment with lift access
- Spacious open plan living / kitchen
- Generous double bedroom
- Excellent location near transport links and leisure amenities

Positioned on the third floor of a modern development, the apartment is easily accessible via both a lift and stairs. The building is located just off Hills Road, within a vibrant and well-connected area. You're only a 2-minute walk from the popular Cambridge Leisure Park-home to a range of restaurants, a cinema, gym,



supermarkets, and more-and just a 10-minute stroll from Cambridge railway station, making commuting or day trips to London quick and convenient.

The property itself features a contemporary open-plan layout, creating a light-filled and versatile living space that's perfect for both relaxing and entertaining. The kitchen is fitted with modern units and integrated appliances, and opens onto a generous living/dining area with plenty of room for a sofa, dining table, and workspace if desired.

The double bedroom is well-proportioned and benefits from ample natural light, while the stylish family bathroom includes a full-sized bath with shower, modern tiling, and quality fixtures and fittings.

Entrance hall

Lounge area - 4.44m x 3.39m (14'5 x 11'1)

Kitchen area - 3.35m x 2.55m (10'9 x 8'3)

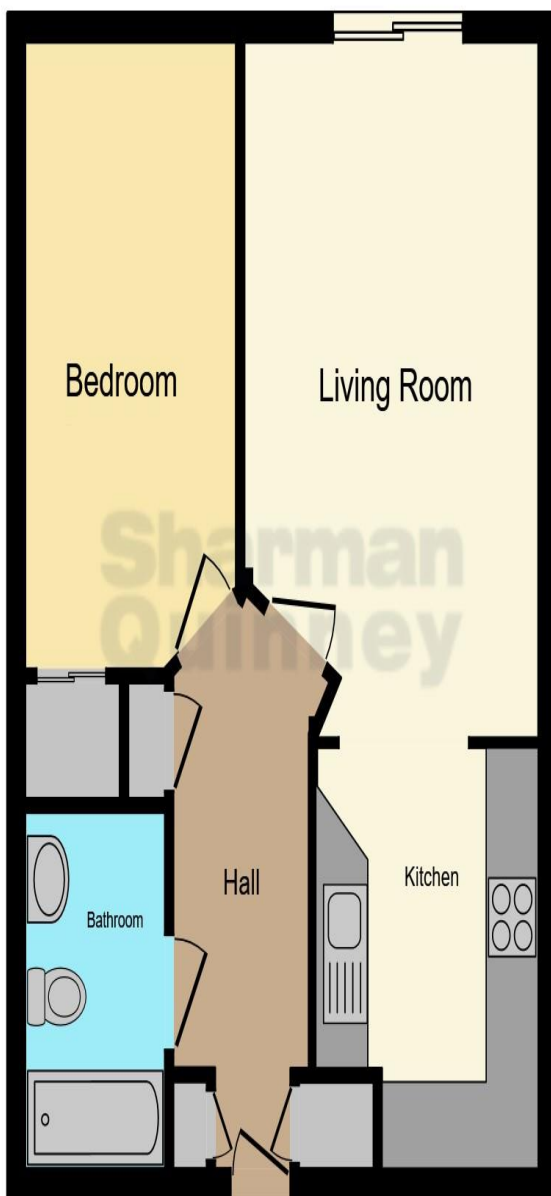
Bedroom - 4.63m x 2.76m (15'1 x 9')

Bathroom

Rent on remaining 70% - £609.44 - per calendar month

Service charge - £228.38 per calendar month





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

PUBLIC NOTICE

Flat 15, Homerton House, Homerton Street, CB2 8NZ

We are acting in the sale of the above property and have received an offer of £240,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place


EPC Rating: C

To view this property call Sharman Quinney on:
01954 710620

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