



Asplins Close, Over Cambridge
Offers In Excess Of £190,000 Leasehold

**Sharman
Quinney**

Key Features

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999 Years remaining as of 16 Dec 1982

£775.78 Ground Rent p/a

Review due: Ask Agent

£Ask Agent Service Charge p/a

Review due: Ask Agent

- First Floor Maisonette
- Spacious Living/Dining area
- Well Appointed Kitchen
- Two Bedrooms
- Tiled Family Bathroom
- Electric Throughout
- Service Charge £775.78 (per annum)



Split over two floors, this maisonette offers well-arranged accommodation and good natural light. The private front door opens into a ground-floor entrance hallway with stairs leading to the first floor. Situated on the first floor is the kitchen, bright and well-presented with an integrated oven and washing machine. A large pantry provides ample storage room in addition to mounted wall cupboards.

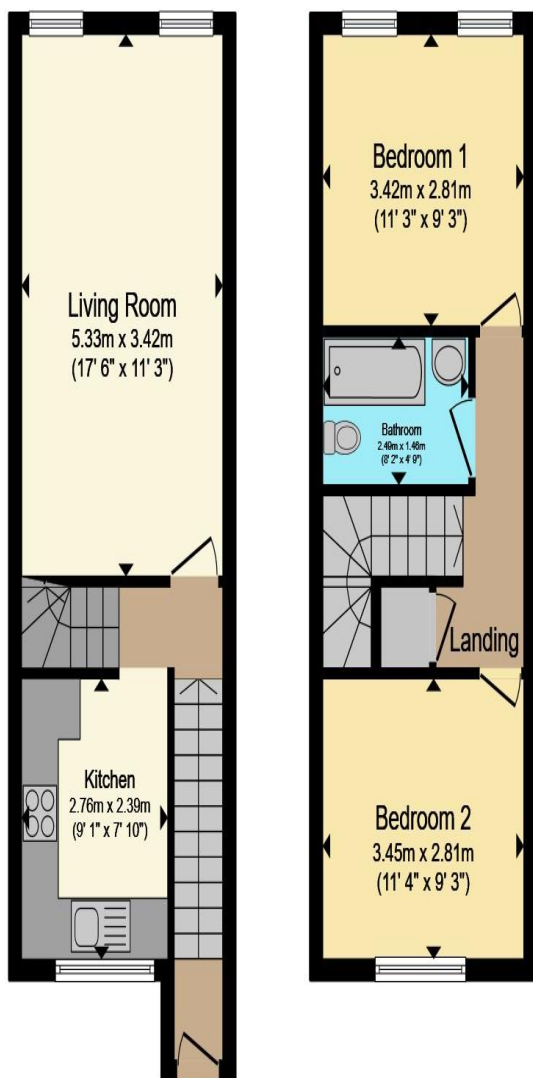
Also on the ground floor is the spacious living/dining room benefitting from two windows, creating a light and airy feel with space for both seating and dining areas.

Upstairs you'll find two double bedrooms, both being fitted with an electric heating system and room for bedroom furniture. The fully tiled family bathroom features a bath with shower over, toilet, and basin. The landing provides access to the large airing cupboard and the loft, offering useful storage.

Outside the property benefits from an allocated parking space and single garage, whilst the residential street also provides on street parking. There is also a small front garden which is not enclosed.

Set in a cul-de-sac just 10 miles northwest of Cambridge, this property benefits from easy access to the nearby guided bus route, offering direct connections into Cambridge city centre and





First Floor

Second Floor

Total floor area 64.4 m² (693.3 sq.ft.) approx

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.propertybox.io

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Agent's Note: All measurements are taken at the longest point of each room and are provided as a guide only. Actual dimensions may vary.

Living Room / dining room - 5.32m x 3.43m / 17'5 x 11'3

Kitchen - 2.76m x 2.39m / 9'1 x 7'10

Bedroom one - 3.43m x 2.81m / 11'3 x 9'3

Bedroom two - 2.51m x 2.49m / 8'3 x 8'2

Bathroom - 2.49m x 1.46m / 8'2 x 4'9

To view this property call Sharman Quinney on:
01223 426139

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