



Havenfield Arbury Road, Cambridge
guide price £75,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Over 60's apartment
- First floor with lift
- Open plan kitchen / living room
- Residents laundry room and emergency line in apartment
- Manicured grounds
- Residents amenities

Its location is ideal, being approximately 2 miles from both Cambridge city centre and Cambridge North railway station. Regular bus services are available nearby, making it easy to commute within Cambridge, as well as quick access to shops, dining, and essential services.



Inside, the flat itself is generously proportioned and filled with natural light. The entrance hall includes a spacious airing cupboard for additional storage and leads into an open-plan living area complete with fitted kitchen, designed to be functional while maximizing the sense of space and light. The living area provides ample room for relaxation or entertaining, making it both comfortable and practical.

The double bedroom offers a peaceful retreat with room for storage, and the well-sized bathroom is equipped with necessary amenities. With no onward chain, this property is available for immediate occupancy, providing a seamless opportunity to settle into a well-maintained, welcoming community.

Entrance Hall

Living room - 4.71m x 3.06m (15'4 x 10')

Kitchen - 2.88m x 2.35m (9'4 x 7'7)

Bedroom - 3.65m x 2.76m (11'9 x 9')

Bathroom

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 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: ORP102186 - 0001