



Graham Road, Cambridge  
**Offers In Excess Of £230,000 Leasehold**

**Sharman  
Quinney**

# Key Features



150 Years remaining as of 01 Jul 2006

£140.00 Ground Rent p/a

Review due: Ask Agent

£2699.39 Service Charge p/a

Review due: Ask Agent

- Detached coach house style apartment.
- Open plan kitchen / living area
- En-suite to bedroom one
- Enclosed rear garden
- Garage
- Easy access to City centre and A14
- Chain free

This bright and well-proportioned two-bedroom coach house is in the sought-after Orchard Park area, offering convenient access to Cambridge city centre, the Science Park, the A14, and Cambridge North station. The property is perfect for those seeking a blend of modern living and accessibility.



Upon entering, you are welcomed by an entrance hall with stairs leading to the open-plan lounge and dining area, creating a spacious and inviting atmosphere ideal for relaxation and entertaining. The home features two generously sized bedrooms with an en-suite to bedroom one, plus a well-appointed bathroom.

Additionally, the property boasts a private garden, offering an outdoor retreat, and a garage, providing secure parking and extra storage space.

With the added benefit of no onward chain, this home is ready for immediate occupation, making it an ideal opportunity for buyers looking for a hassle-free move.

Entrance hall

Kitchen / living area - 13'6 x 7'8 (3.9m x 2.1m)

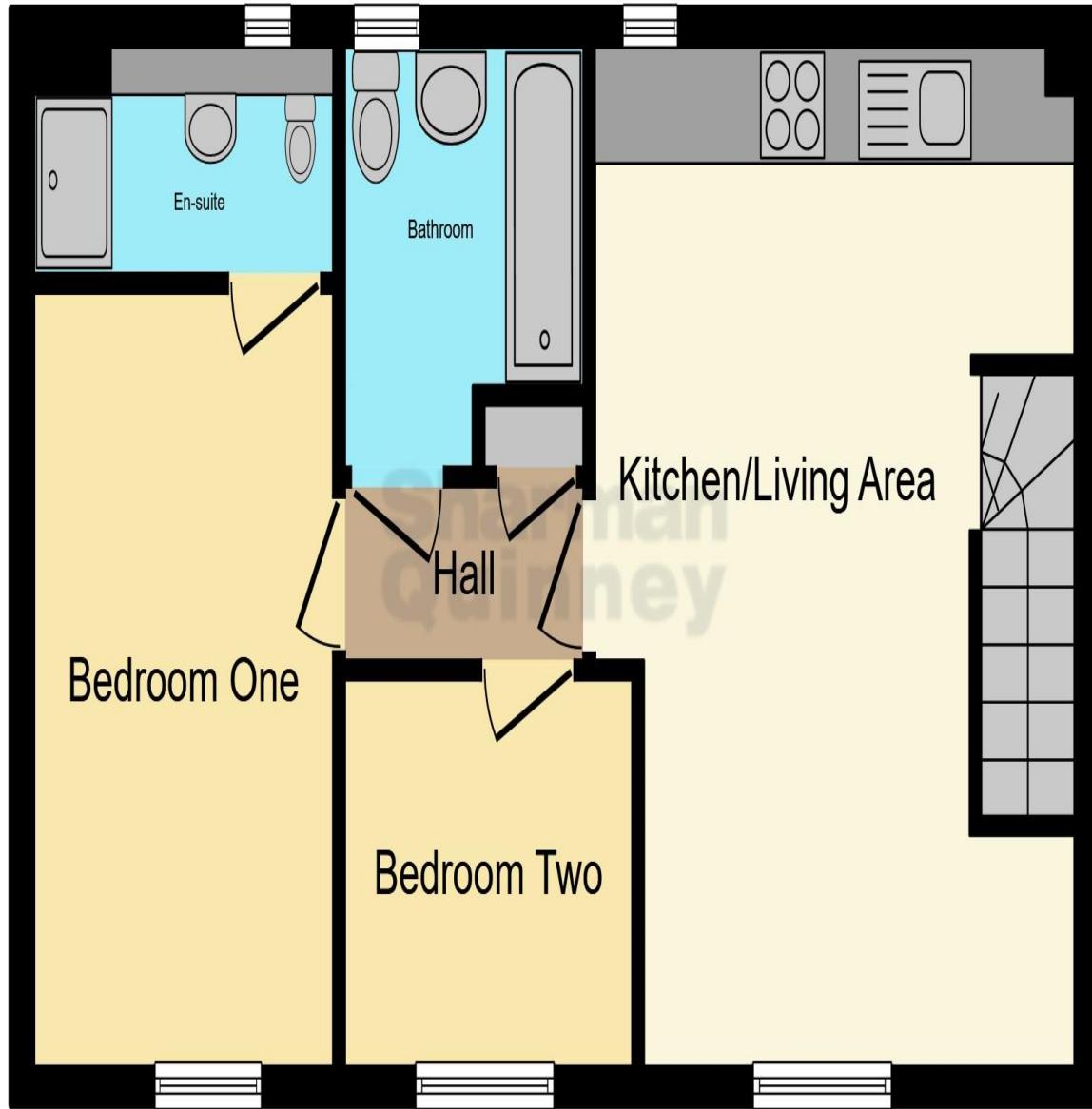
Bedroom one - 13'2 x 8'6 (3.9m x 2.4m)

En-suite

Bedroom two - 8'2 x 6'6 (2.4m x 1.8m)

Bathroom





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](http://www.focalagent.com)

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# Selling your property?

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

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