



Connells
01554 714 900
connells.co.uk
FOR SALE

Flat 1

Connells

Mosquito Road
Upper Cambourne



This stylish apartment is in a block of just 4 high end apartments and is ideal for first time buyers in a sought after and well connected location. Featuring a modern gloss kitchen with integrated appliances, open-plan living, ensuite to master, family bathroom and allocated parking.

Entrance Hall

Sky light window, Inter com, loft access, cupboard housing boiler, radiator.

Kitchen/Living Area

25' Mx x 12' 7" Max (7.62m Mx x 3.84m Max)

Window to front, fitted Gloss kitchen with a range of wall and base units, complementary work surfaces, sink and drainer, induction hob, electric oven stainless steel cooker hood, integrated dishwasher, washer/dryer and fridge/freezer, counter lightening, two radiators, television point.



Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)

Window to front, television point, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, part tiled , extractor fan, chrome heated towel rail.

Bedroom Two

13' Max x 6' 10" (3.96m Max x 2.08m)

Window to front, fitted cupboard and desk, radiator.

Bathroom

Bath with mixer taps and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, chrome heated towel rail.

Parking

Two tandem allocated parking spaces.

Agents Notes

Please ask regarding ground rent and service charge.

Please note that the Aml fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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

To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1420.50

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306157

This is a Leasehold property with details as follows; Term of Lease 150 years from 28 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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