





Situated in the heart of Great Cambourne and surrounded by the towns amenities, this two bedroom second floor apartment boasts some of the best features for flats in the area. With secure undercroft parking, lift access to all floors, secure storage for each flat and visitor parking spaces.

Entrance Hall

Door to communal hall, inter com system, radiator.

Kitchen/Living Area

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface and splash back, one and a half sink and drainer, electric oven and hob, stainless steel cooker hood, integrated fridge/freezer, microwave, slimline dishwasher and washer drier, cupboard housing water heat booster, spot lights, television point, two radiators, telephone point.



Bedroom One

Window to rear, USB sockets, telephone point, television point, radiator.

Ensuite

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

Bedroom Two

Window to rear, television point, telephone point, radiator.

Bathroom

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

Parking

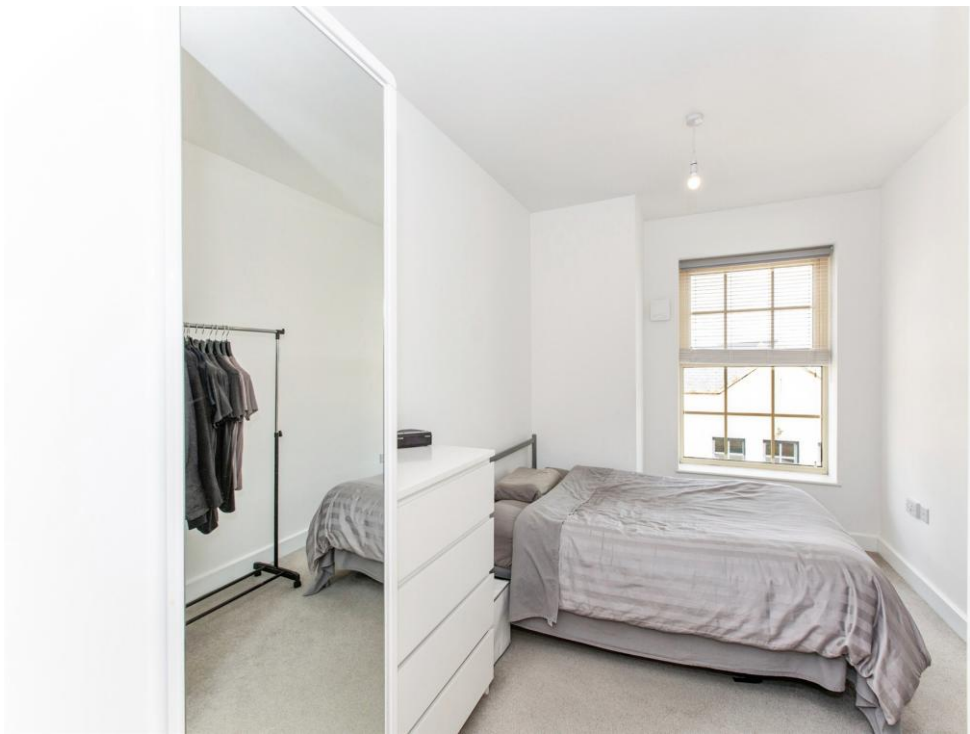
One parking space in secure undercroft car park, storage cage and access to shared storage area.

Agents Notes

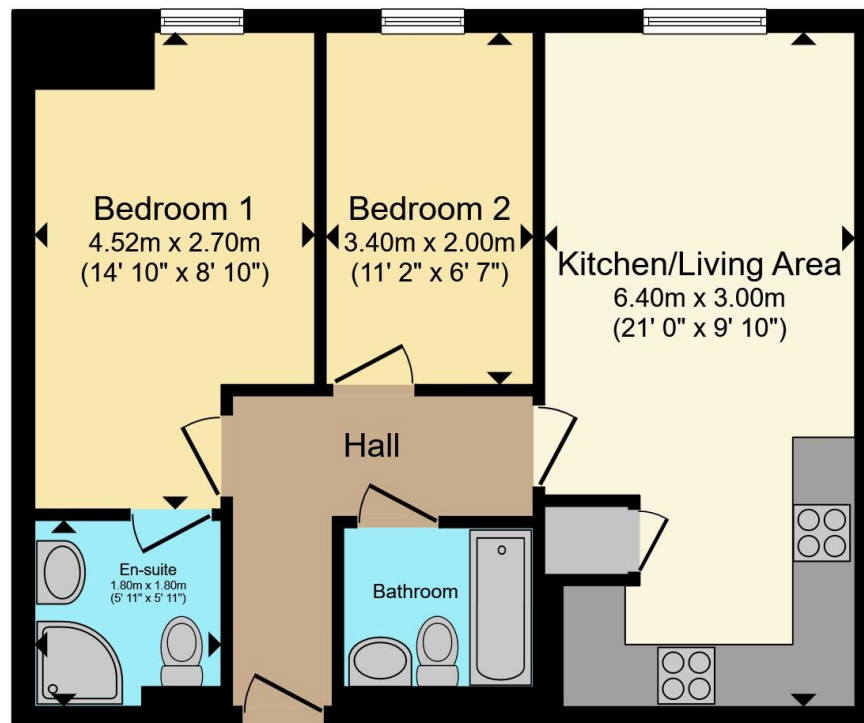
Please ask regarding charges.

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.









Total floor area 51.3 m² (552 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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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: C

Council Tax
Band: B

Service Charge:
2855.03

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306775

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 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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