



Connells

Broad Street
Great Cambourne



Set in a fantastic position close to local amenities and bus routes this freshly decorated first floor apartment offers kitchen, dining area, lounge, two bedrooms including ensuite to main bedroom, family bathroom. Two allocated parking spaces, access to communal garden

Entrance Hall

Door to side, loft access, intercom phone, storage cupboard, radiator.

Lounge

12' 5" Max x 10' 5" (3.78m Max x 3.17m)

Window to rear, telephone point, television point, two radiators.

Dining Area

9' x 5' 10" (2.74m x 1.78m)

Windows to front and rear, storage cupboard, radiator.

Kitchen Area

10' 9" Max x 7' 6" Max (3.28m Max x 2.29m Max)

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven, gas hob, space for fridge/freezer, plumbing for dishwasher, integrated dishwasher, radiator.

Bedroom One

14' 1" Max x 9' 10" + Wardrobe (4.29m Max x 3.00m + Wardrobe)

Window to rear, television point, two double built in wardrobes, radiator.



Ensuite

Shower cubicle, wash hand basin, WC, part tiled, extractor fan, radiator.

Bedroom Two

8' 11" Max x 8' 7" Max (2.72m Max x 2.62m Max)

Window to front, telephone point, radiator.

Bathroom

Bath with mix taps and hand held shower, wash hand basin, WC, extractor fan, part tiled, radiator.

Rear Garden

Access to communal garden

Parking

Two allocated parking spaces.

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.









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: C

Council Tax
 Band: B

Service Charge:
 1892.40

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306763

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. 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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