



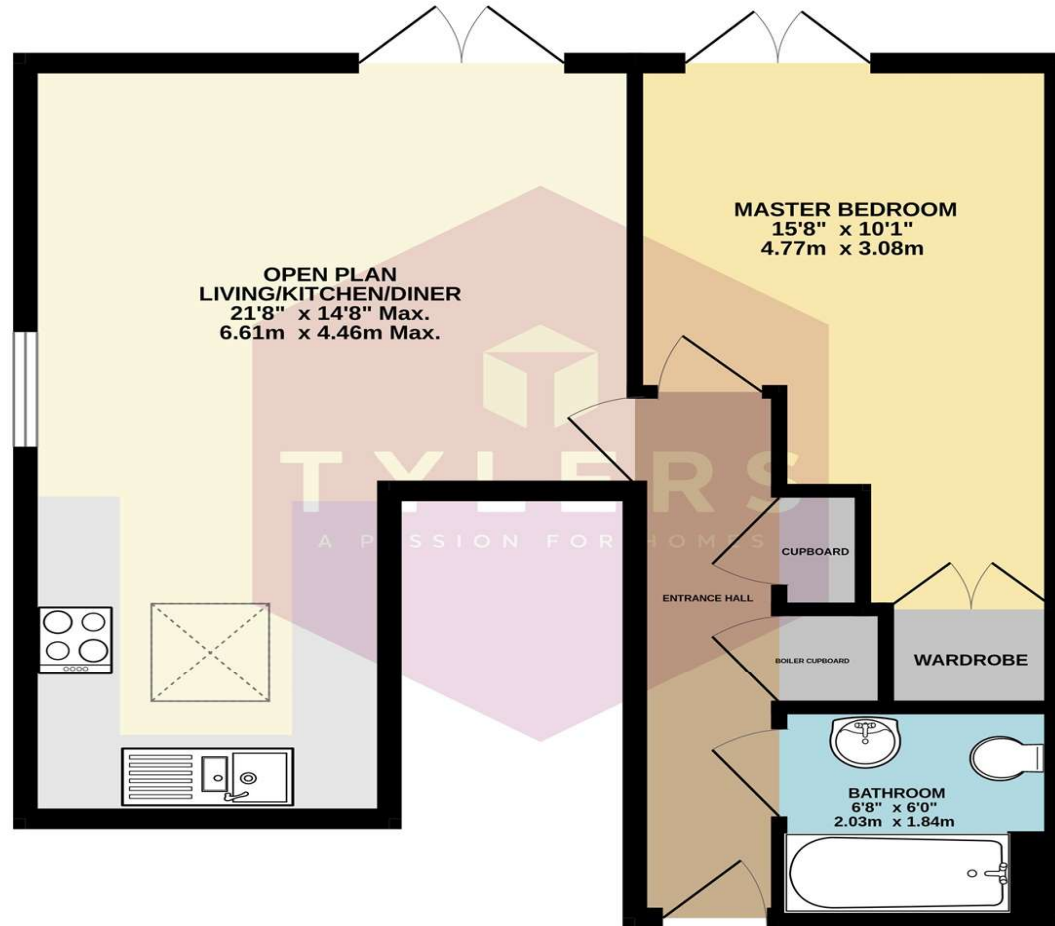
Flat 13 High Street, Great Cambourne, Cambridge, CB23 6GX

welcome to Flat 13 High Street, Great Cambourne

A smart one-bedroom top-floor penthouse featuring a bright open-plan living/kitchen/dining area and a superb roof terrace offering panoramic views across Cambourne and the surrounding countryside, ideal for both relaxing and entertaining.



TOP FLOOR
507 sq.ft. (47.1 sq.m.) approx.



- Accommodation -
- Communal Entrance Hall
- Entrance Hall
- Open Plan
Kitchen/Living/Diner
- Bedroom
- Bathroom
- Outside
- Agents Notes

welcome to Flat 13 High Street, Great Cambourne

- Top Floor Penthouse
- Double Bedroom
- Open Plan Kitchen/Living/Diner
- Roof Terrace with panoramic views
- Central Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

view this property online [sequencehome.co.uk/Property/HIS100201](https://www.sequencehome.co.uk/Property/HIS100201)



Property Ref:
HIS100201 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01223 214400



histon@tylers.net



19 High Street, CAMBRIDGE, Cambridgeshire,
CB24 9JD



[sequencehome.co.uk](https://www.sequencehome.co.uk)