



Woburn Close, Cambridge  
**£210,000 Leasehold**

**Sharman  
Quinney**

# Key Features



Ask Agent Years remaining as of Ask Agent

£10.00 Ground Rent pm/a

Review due: Ask Agent

£550.00 Service Charge p/a

Review due: Ask Agent

- Ground Floor Duplex
- Two Double Bedrooms
- Separate Living Room
- Kitchen/Diner
- Downstairs WC
- Potential to Add Value and Modernise
- No Onwards Chain
- Private Rare Garden



The ground floor features a spacious living room with ample room for furniture and direct access to a private rear garden.

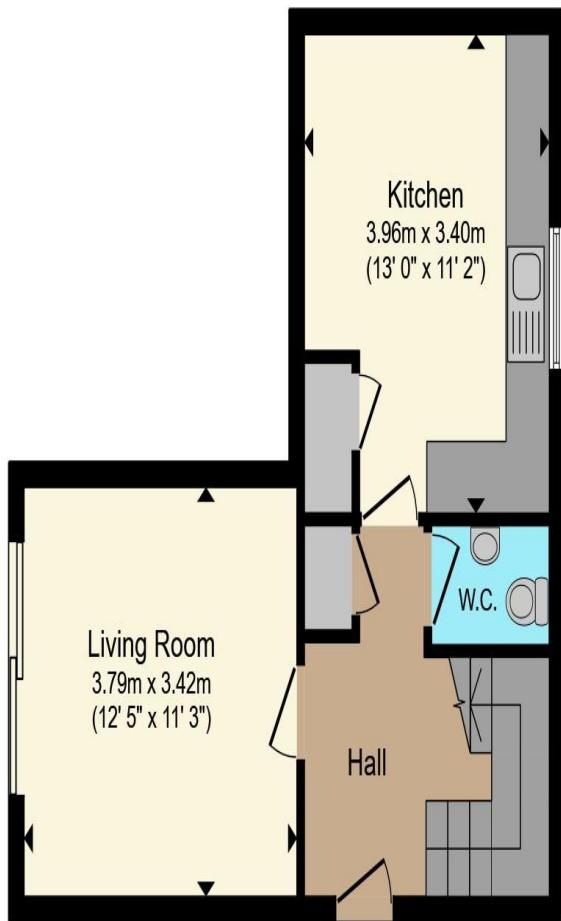
The kitchen/diner is positioned to the rear of the property, providing generous storage and scope for modernisation and upgrades. A convenient wc completes the ground floor accommodation

Upstairs you'll find two well-appointed double bedrooms offering flexible space for wardrobe and furnishings. The wet-room style shower room is accessible from the landing, which also provides useful storage housing the boiler and space for household items.

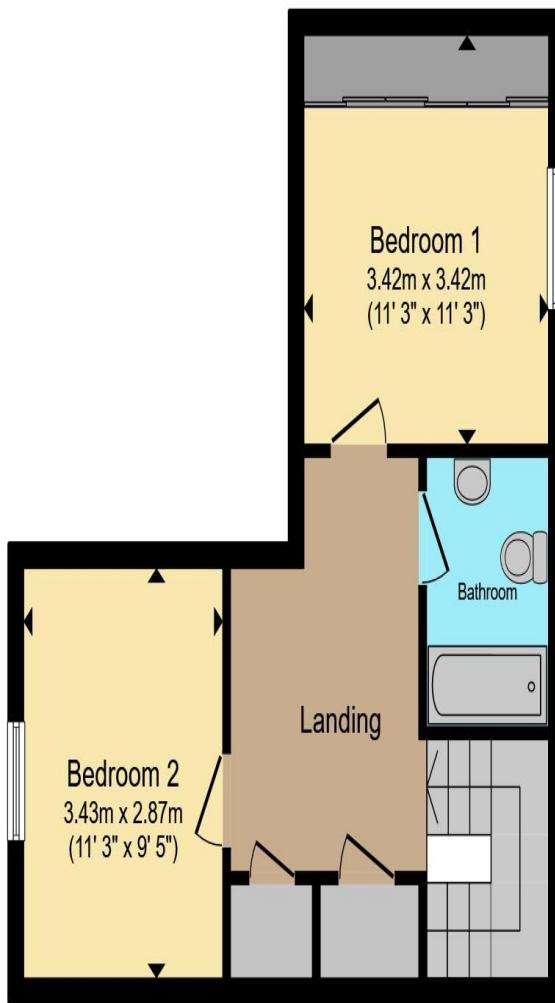
Externally, the property benefits from a private rear garden, with access from both the living room and a side gate.

While the property requires refurbishment, it offers a strong potential for improvement and increasing the value. With its well-proportioned layout and prime location, this maisonette would make an excellent home or investment project.





**Ground Floor**



**First Floor**

Total floor area 77.9 m<sup>2</sup> (838 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](http://www.propertybox.io)

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Cambridge city council have informed us that re-roofing work has been programmed during the next two years. Whilst these blocks of flats have not yet been surveyed (including the other 5 blocks of this archetype - Nicholson Way, Walker Court, Hanson Court, Sackville Close, Aragon Close) all 6 blocks have the original roofs and require replacement. Leaseholders should expect their individual contribution to be in the region of £10,000.

Living room - 3.79m x 3.42m / (12'5 x 11'3)

Kitchen / diner - 3.96 x 3.40m / (13'0 x 11'2)

Bedroom one - 3.42m x 3.42m / (11'3 x 11'3)

Wet room / shower room - 2.26m x 1.70m / 7'4 x 5'5

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

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

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