



Cootes Court Cootes Lane, Fen Drayton Cambridge  
**£210,000 Leasehold**

**Sharman  
Quinney**

# Key Features

 2  1  C  B



999 Years remaining as of 01 Jan 2003

£Ask Agent Ground Rent

Review due: Ask Agent

£Ask Agent Service Charge

Review due: Ask Agent

- First Floor Apartment
- Spacious Living Room
- Two Double Bedrooms
- Well Appointed Throughout
- Desirable Village Location
- Private Rear Garden
- 850 sqft (approx.)

This well-laid-out two-bedroom apartment offers comfortable living with a practical and spacious layout, ideal for first-time buyers, small families, or investors.

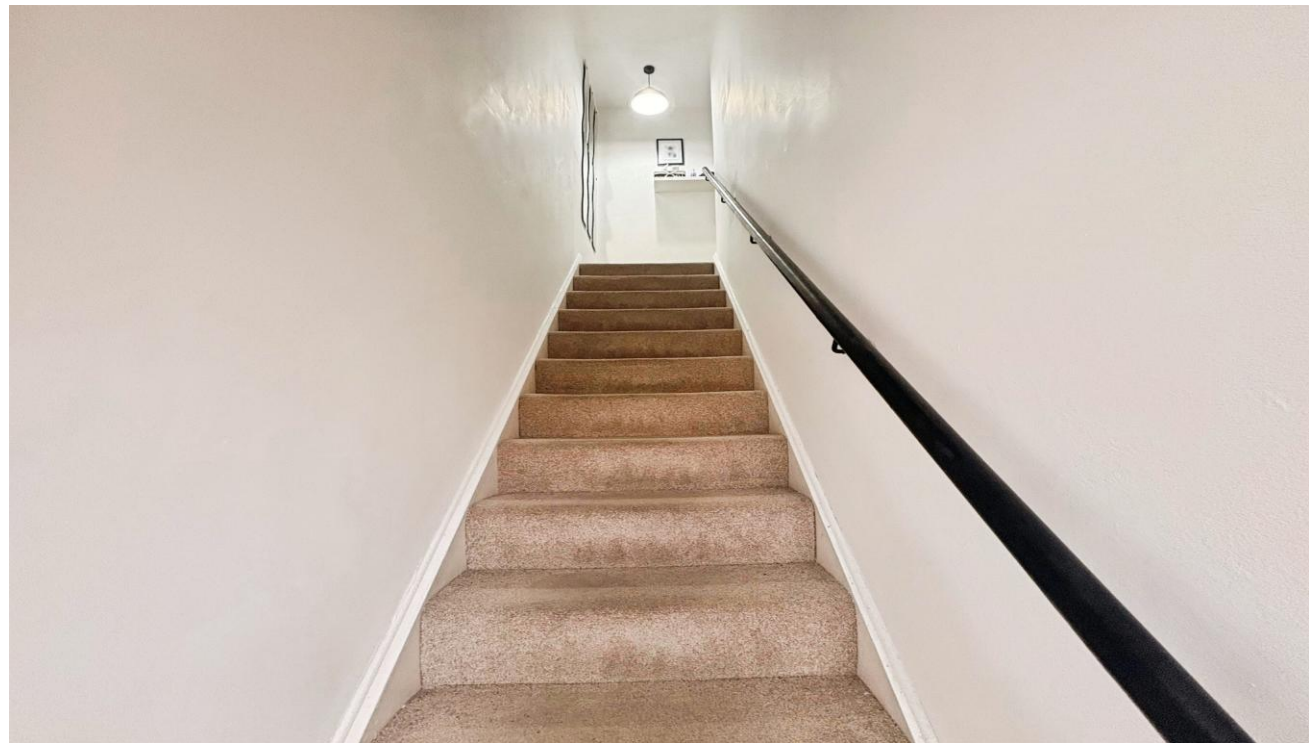


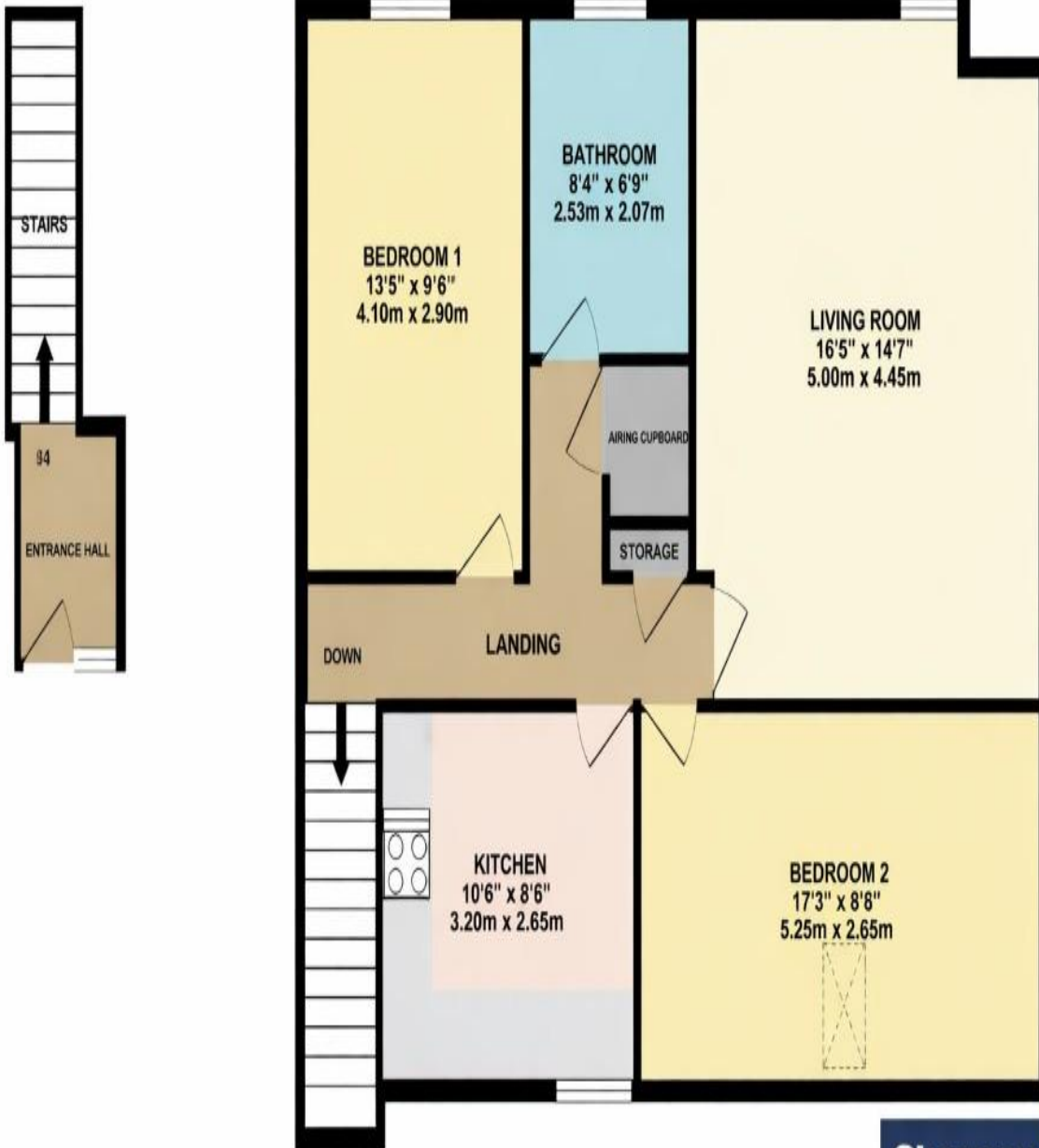
The property benefits from a private ground floor entrance hall, complete with useful space for storing coats, shoes, and everyday belongings, keeping the main living areas clutter free. Stairs lead to the first-floor accommodation, where a central hallway provides access to all rooms.

The apartment features a generous lounge, perfect for relaxing or entertaining, with ample space for both seating and dining. The separate kitchen is well-arranged, offering good worktop space and room for essential appliances.

There are two well-proportioned bedrooms, including a spacious main bedroom and a versatile second bedroom, ideal as a guest room, nursery, or home office. A family bathroom is conveniently located and fitted with a bath, washbasin, and WC.

The village has a warm community atmosphere, a well regarded local pub, and convenient links via the A14 and guided busway. Schools in the surrounding area are well thought of, and everyday amenities are just a short drive away.





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## Measurements

Kitchen - 3.15m x 2.59m / 10' 4" x 8' 6"

Living room - 5.21m x 4.42m / 17' 1" x 14' 6"

Bedroom one - 4.09m x 2.84m / 13' 5" x 9' 4"

Bedroom two - 5.26m x 2.57m / 17' 3" x 8' 5"

Bathroom - 2.51m x 2.03m / 8' 3" x 6' 8"

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

# Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

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 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :ORP102292 - 0006

