



New Hall Lane, Great Cambourne Cambridge
£119,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 22 Jan 2025

£Ask Agent Ground Rent pcy

Review due: Ask Agent

£1298.88 Service Charge pcy

Review due: Ask Agent

- 65% Shared Ownership
- Second-floor flat
- Allocated Parking Space
- Ideal first-time purchase
- Close to Local Shops and Amenities

A well-proportioned two-bedroom home offering generous living space, a private balcony, and allocated parking. The property features a practical layout with bright rooms throughout and access to communal gardens, making it an appealing option for first-time buyers and those purchasing through shared ownership.



Accommodation

Entrance Hall

Providing access to all principal rooms.

Living Room — 4.74m x 4.50m (15'7" x 14'9").
A spacious dual-aspect living area with windows to the front and side, offering excellent natural light. A door leads out to the private balcony.

Kitchen — 4.21m max x 2.45m (13'10" max x 8').
Fitted with matching wall and base units, with a front-facing window.

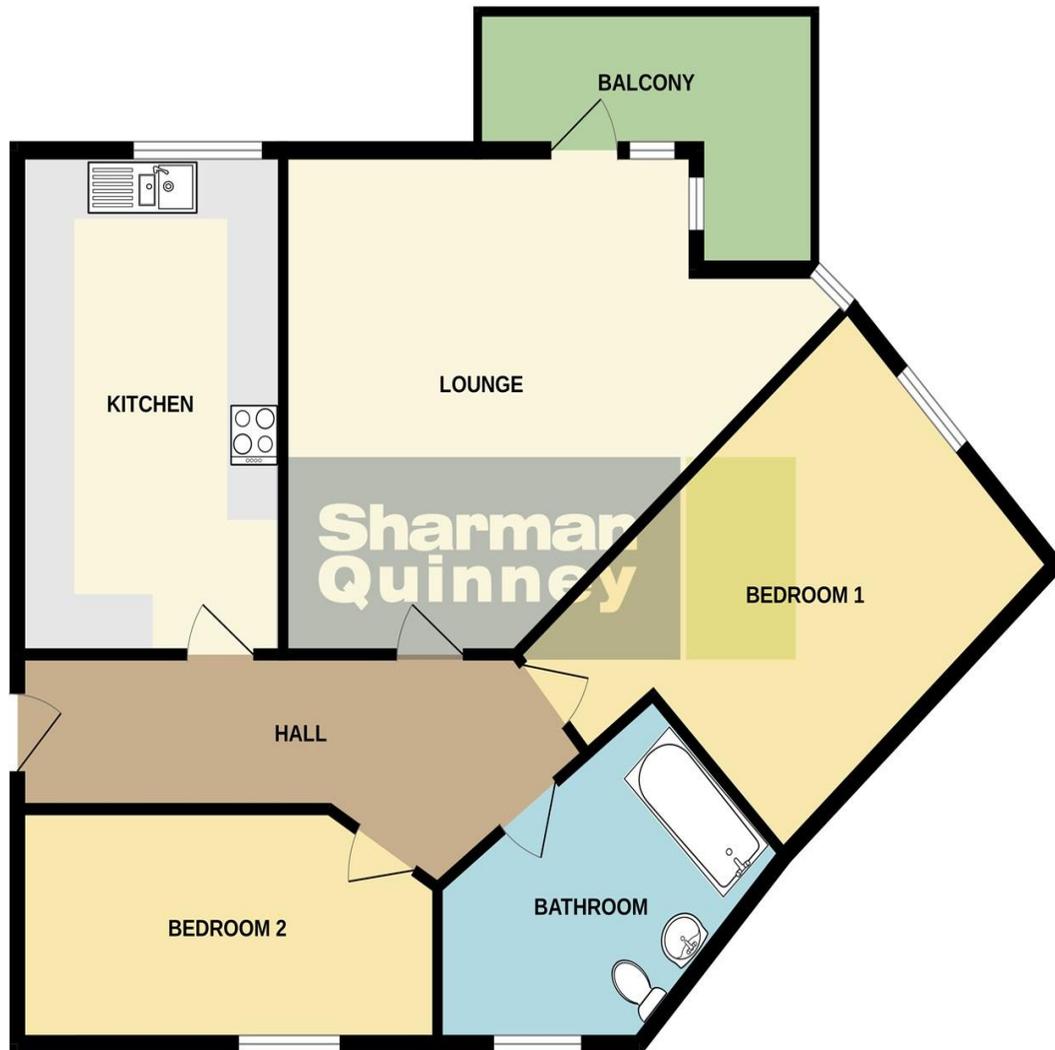
Master Bedroom — 4.67m x 4.04m (15'4" x 13'3").
A generous double bedroom with a window to the side.

Bedroom Two — 3.70m x 2.35m (12'2" x 7'8").
A well-sized second bedroom with a rear-facing window.

Bathroom,
fitted with a three-piece suite comprising bath, wash hand basin and low-level WC, with a window to the rear.



GROUND FLOOR



Outside

The property benefits from a communal garden with rear access. A brick-built storage unit provides useful additional space and leads directly to the allocated parking area.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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