GRAY TOYNBEE

50 Pathfinder Way

Northstowe, CB24 1AU

Guide price £250,000

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- Private balcony
- High quality finishes
- Off-street parking
- No chain

A modern two-bedroom first floor apartment, located in the popular Northstowe area with convenient access to local amenities and transport links.

Constructed in 2024, this well-presented property extends to approximately 648 sq ft. The accommodation is accessed via a secure communal entrance. The bright and welcoming hallway benefits from a large storage cupboard and provides access to all rooms.

To the front of the property are two well-proportioned bedrooms. The principal bedroom benefits from a dual aspect with Juliet balcony, providing lots of natural light, along with an ensuite shower room. The second bedroom is a generous double, with built in wardrobes, and is currently utilised as a home office.

The open-plan kitchen, dining and living space is the heart of the home, offering ample room for a sofa and dining table, with two sets of double doors opening onto a private balcony. The

high-quality kitchen is fitted with a range of wall and base units with worksurfaces over. Integrated appliances include an oven, induction hob, dishwasher and fridge freezer.

The family bathroom completes the accommodation, and is finished to the same high standard as the kitchen. It is well-appointed with a shower over bath, WC and basin.

This property benefits from allocated off-street parking, and is offered with a long lease, NHBC warranty and no onward chain.

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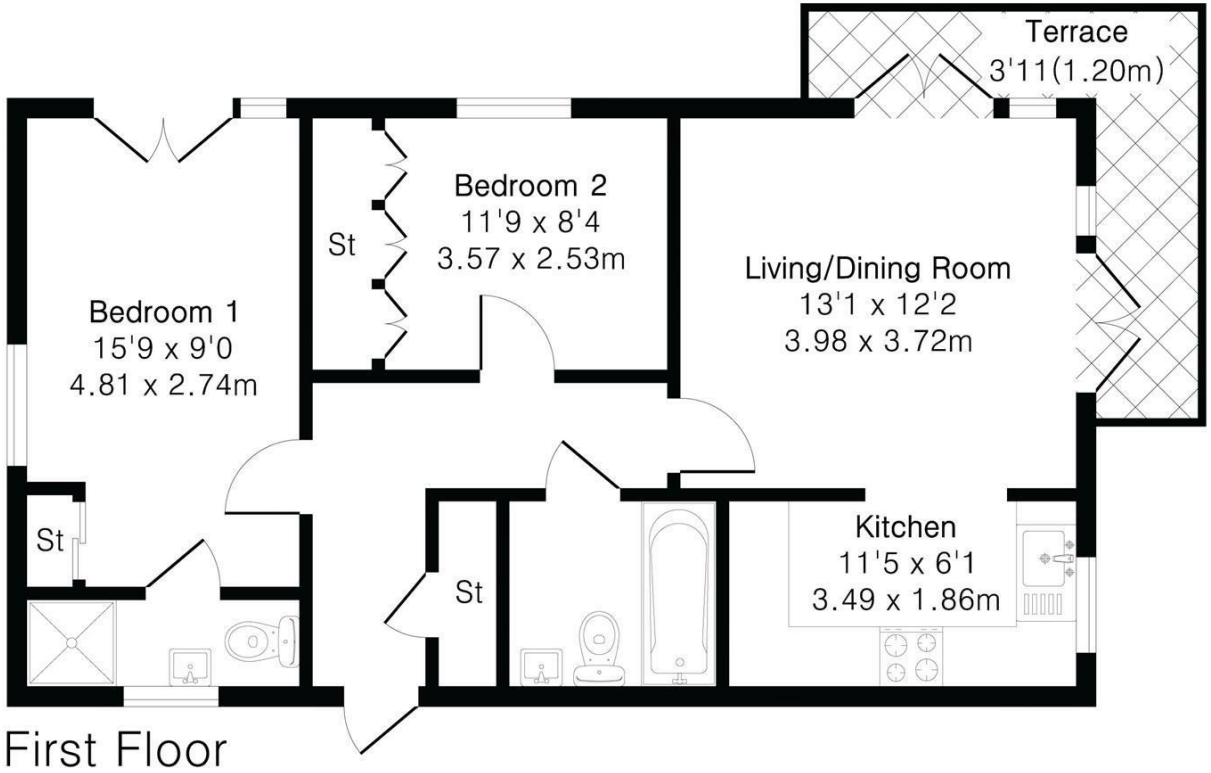
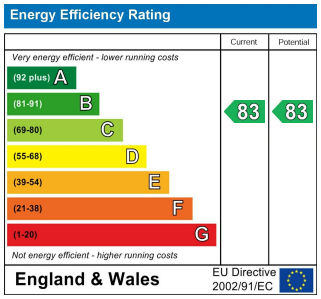
Approximate Gross Internal Area 648 sq ft - 60 sq m



First Floor

Energy Efficiency Graph



Tenure: Leasehold - 999 year lease
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com