



Cromwell Road, Cambridge  
**£300,000** Leasehold

**Sharman  
Quinney**

# Key Features



99 Years remaining as of 04 Nov 2014  
Ground Rent included in Service Charge  
Review due: Ask Agent  
£93.00 Service Charge p/m  
Review due: Ask Agent

- Modern contemporary two-bedroom apartment close to Cambridge city centre
- Spacious open-plan kitchen/living area with natural light
- Two well-proportioned double bedrooms
- Stylish and modern family bathroom
- Private balcony providing outdoor space
- Recently extended lease now at 189 years, adding long-term security
- Ideal for first-time buyers or investors in a highly sought-after location



Set in a sought-after residential development, the property provides a bright and welcoming environment ideal for first-time buyers, professionals, or those looking for a secure long-term investment.

Upon entering the apartment, you are greeted by a spacious entrance hall that sets the tone for the generous layout throughout.

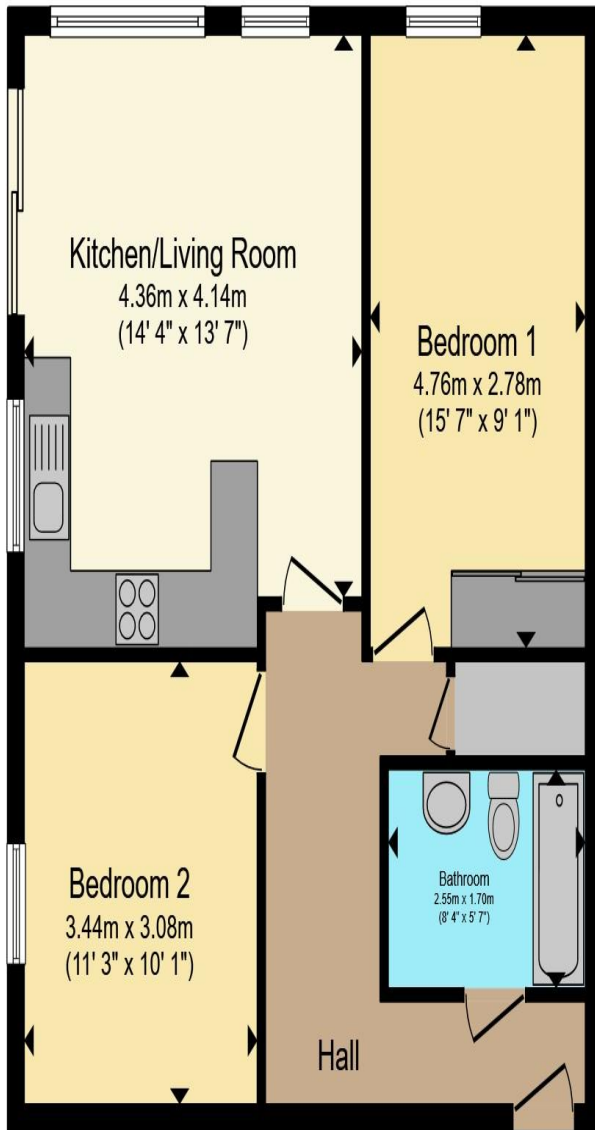
The heart of the home is the impressive open-plan kitchen and living area, designed to create a seamless flow for both everyday living and entertaining. Large windows allow natural light to flood the space, enhancing the sense of openness and making the room feel airy and inviting.

The modern kitchen offers ample storage and counter space, while the living area comfortably accommodates both seating and dining.

From here, doors lead out to a private balcony, providing an ideal spot to enjoy fresh air, morning coffee, or evening relaxation.

The property features two well-proportioned double bedrooms, each offering good space for furnishings and natural light. Whether used as bedrooms, a home office, or guest rooms, they provide flexibility to suit a range of lifestyles.





Total floor area 60.1 m<sup>2</sup> (647 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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A modern family bathroom serves the apartment, fitted with contemporary fixtures and designed with practicality in mind.

Externally this fantastic apartment boasts allocated parking for one.

A major advantage of this apartment is the recently extended lease, now running for an impressive 189 years. This significant extension not only adds peace of mind for future ownership but also enhances the overall value of the property.

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

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

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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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