



Engledow Drive, Cambridge  
**£96,000 – Shared Ownership Leasehold**

**Sharman  
Quinney**

# Key Features



40% Shared Ownership  
£397.30 Rent pcm

125 Years remaining as of 01 Jan 2007

£Ask Agent Ground Rent pa

Review due: Ask Agent

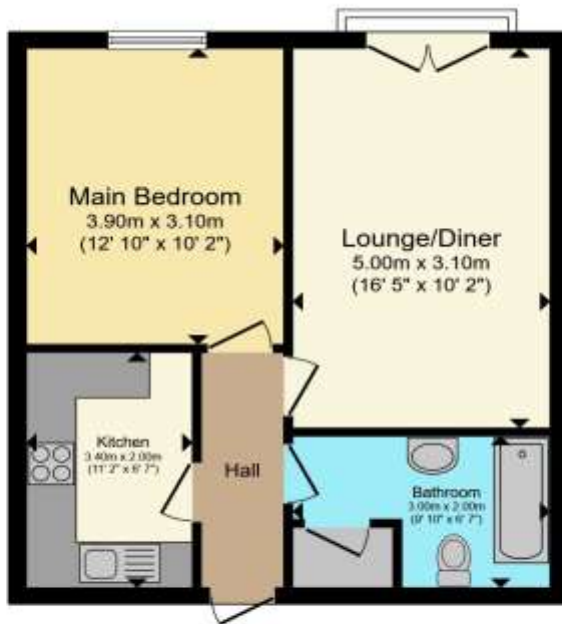
£2869.92 Service Charge pa

Review due: Ask Agent

- 40% share available
- spacious double bedroom
- Bright and airy living / dining area
- Secure and well-maintained building
- South facing private balcony

This attractive first floor flat delivers well presented accommodation throughout and offers an excellent opportunity for first time buyers, home movers, or anyone seeking a conveniently located property. Access is via a secure, well maintained communal entrance, ensuring both privacy and peace of mind.





Total floor area 44.7 m<sup>2</sup> (481 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)



To the left of the hallway is the kitchen, offering excellent cupboard space and a range of integrated appliances, including a four ring hob and double oven. The living/dining room provides a generous area to relax and entertain, with double doors opening to a Juliet balcony, allowing plenty of natural light to fill the space and creating a bright, airy feel.

The bedroom is a well proportioned double, south facing, and spacious enough to accommodate additional bedroom furniture. Completing the apartment is the bathroom, which is well maintained and features a bathtub with overhead shower, heated towel rail, hand basin, and WC

Externally there is a Juliet balcony which can be accessed via the living toom and an allocated parking space and communal bike storage space.

Orchard Park is a modern and well-connected neighbourhood in North Cambridge, benefitting from excellent transport links via the A14, guided busway and other bus routes in addition to dedicated cycle routes creating convenient access to the Cambridge Science Park, Cambridge North station and further into the city.

All measurements are stated on the floorplan

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

# Selling your property?

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

 01223 426139

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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:ORP102348 - 0006