



Railway Close, Sawston Cambridge  
**£130,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 01 Jul 2022

£186.00 Ground Rent p/a

Review due: [Ask Agent](#)

£263.00 Service Charge p/a

Review due: [Ask Agent](#)

- 40% shared ownership with option to staircase to 100%
- Built by the award-winning Hill Group
- Stylish dual-aspect open plan living, dining and kitchen area
- Two spacious double bedrooms
- Private balcony
- Allocated parking space plus bicycle storage
- Secure entry system with life access

Built by the award-winning Hill Group and finished to an exceptional standard throughout, this stylish contemporary apartment offers spacious, light-filled accommodation ideal for first-time buyers and professionals alike.



Accessed via a secure entry system, the development benefits from a well-maintained communal entrance with both lift and stair access to all floors.

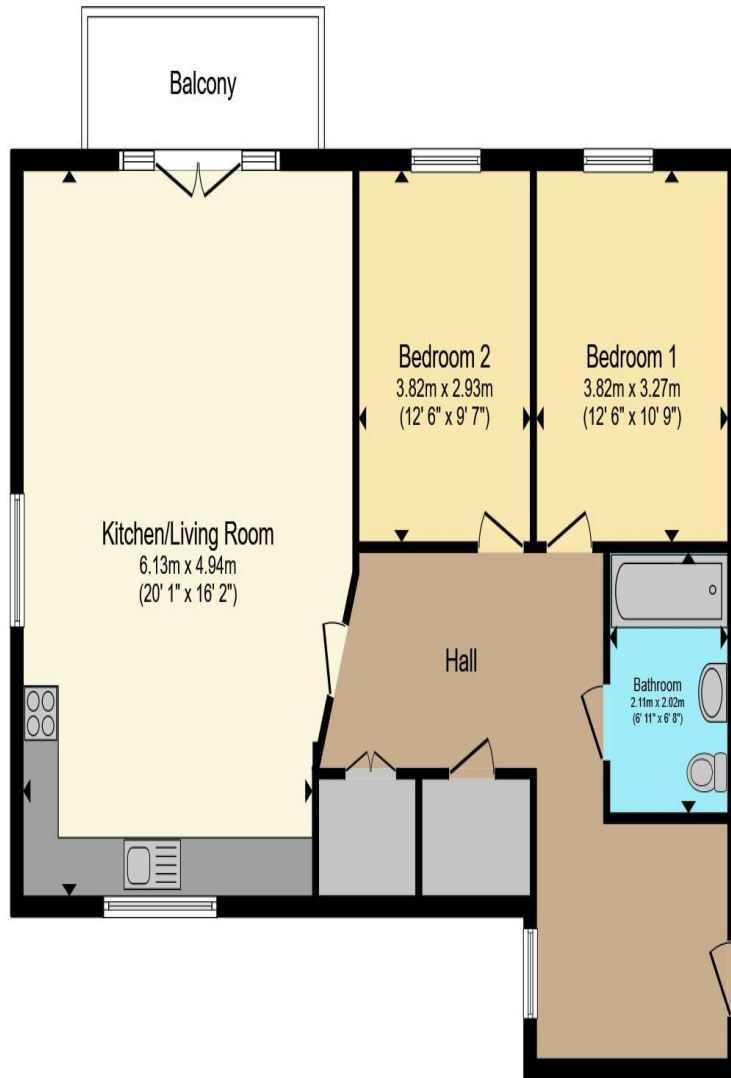
The apartment opens into a generous entrance hall with two useful storage cupboards, one of which houses the air circulation system. At the heart of the home is the impressive dual-aspect open-plan kitchen, dining and living area, designed for modern living and entertaining. The contemporary kitchen is fitted with attractive cabinetry, ample worktop space and integrated appliances, while French doors open onto a private balcony, providing an ideal space to relax and unwind.

There are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a modern family bathroom finished in a sleek contemporary style.

Further benefits include allocated parking for one vehicle, secure bicycle storage and communal bin storage.

Available on a 40% shared ownership basis with the option to staircase to 100% ownership, this is an excellent opportunity to secure a high-quality home in a sought-after development.





**1st Floor**

Total floor area 95.1 m<sup>2</sup> (1,024 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)



Sawston is one of South Cambridgeshire's largest and most well-served villages, offering an excellent range of amenities including a supermarket, independent shops, bank, chemist, GP surgery and a variety of professional services. The area is ideally positioned for access to the nearby science and business parks, as well as Addenbrooke's Hospital and the Biomedical Campus.

Families are well catered for with two primary schools, Sawston Child Care Nursery School, and the highly regarded Sawston Village College.


For commuters, Junction 10 of the M11 lies just 3 miles away, while Whittlesford Parkway station, approximately 1.5 miles distant, provides a fast and regular service to London Liverpool Street in under an hour. Stansted Airport is also conveniently accessible at around 22 miles away. A regular bus service and dedicated cycle paths offer straightforward connections into Cambridge city centre.

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

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