



Fitzroy Close, West Cambourne Cambridge
£245,000 Leasehold

**Sharman
Quinney**

Key Features



990 Years remaining as of 10 Nov 2023

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1294.92 Service Charge pcm

Review due: Ask Agent

- Stylish Two-Bedroom Ground Floor Apartment
- Private Covered Balcony
- Impressive Open-Plan Living & Dining Space
- Long Lease Length
- Allocated Residents' Parking

Also available through Shared Ownership, this stylish home features generous open-plan living accommodation, a modern fitted kitchen, two double bedrooms, a private balcony, allocated parking and well-maintained communal areas. Ideal for first-time buyers, professionals or investors seeking a modern home within easy



reach of Cambridge.

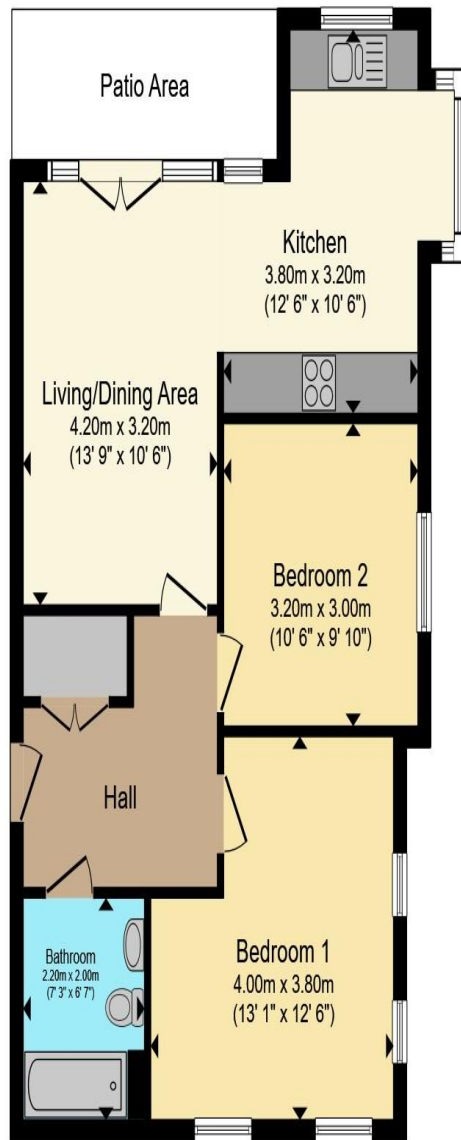
Situated within a modern residential development, this impressive two-bedroom apartment offers bright, well-proportioned accommodation finished to a high standard throughout.

The property is accessed via a welcoming entrance hall, providing useful built-in storage and access to all principal rooms. The spacious open-plan living and dining area creates an ideal environment for both everyday living and entertaining, with large glazed doors allowing an abundance of natural light and opening directly onto a covered private balcony. The balcony offers valuable outdoor space with room for seating, providing an attractive setting to relax and enjoy elevated views across the development.

The contemporary kitchen is fitted with a range of modern cabinetry and work surfaces, complemented by integrated appliances and ample storage, creating a practical yet stylish workspace.

There are two generously sized double bedrooms, both offering excellent proportions and flexibility for a range of buyers. The principal bedroom benefits from ample space for wardrobes and additional furniture, while the second bedroom would be ideal as a guest room, home office, or nursery.





Total floor area 62.9 m² (678 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

**Sharman
Quinney**

Completing the accommodation is a modern family bathroom, fitted with a contemporary white suite including a bath with shower over, wash hand basin and WC, all presented in excellent decorative order.

Externally, residents benefit from attractive communal areas, secure entry access and an allocated parking space with EV charging available.

Available at £245,000 for 100%, based on a 30% market value of £73,500.

Located within the popular and thriving community of West Cambourne, the property enjoys excellent access to a wide range of local amenities including shops, cafés, fitness facilities, healthcare services and highly regarded schools.

The area is renowned for its extensive green spaces, nature reserves and scenic walking and cycling routes, offering an excellent balance between modern convenience and outdoor living.

Transport links are particularly strong, with regular bus services providing direct access to

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

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: :CSQ204499 - 0002

