



Aragon Close, Cambridge
£200,000 Leasehold

**Sharman
Quinney**

Key Features



121 Years remaining as of 21 Jan 1991

£10.00 Ground Rent pcm

Review due: Ask Agent

£540.00 Service Charge pcm

Review due: 12/2026

- One bedroom apartment
- Spacious living room
- Kitchen / diner with storage options
- Private balcony
- Ideal for first time buyers

A well-presented and thoughtfully laid out one-bedroom apartment offering bright and comfortable living accommodation throughout.

A welcoming entrance hall provides access to all principal rooms and enhances the living flow of the property, with the spacious living room being at



the heart of the home with flexibility for a range of different furniture lay outs.

Designed for practicality, the kitchen offers connections for all appliances, room for a tall fridge freezer, a gas hob with extractor, a sink, and excellent storage via both a pantry style cupboard and a boiler cupboard.

The bedroom is generously sized and offers space for a bedside table and additional bedroom furniture, creating a comfortable space with plenty of room for storage. A family bathroom completes the layout and has been recently updated and tiled with extractor fan, bathtub with shower, wc and basin.

The private balcony is a particular feature of the property, enjoying attractive views over the recreation ground and surrounding green spaces.

A further advantage to the property is the bike storage, private shed and residents parking.

Living room - 4.14m x 3.38m / 13'7" x 11'1"

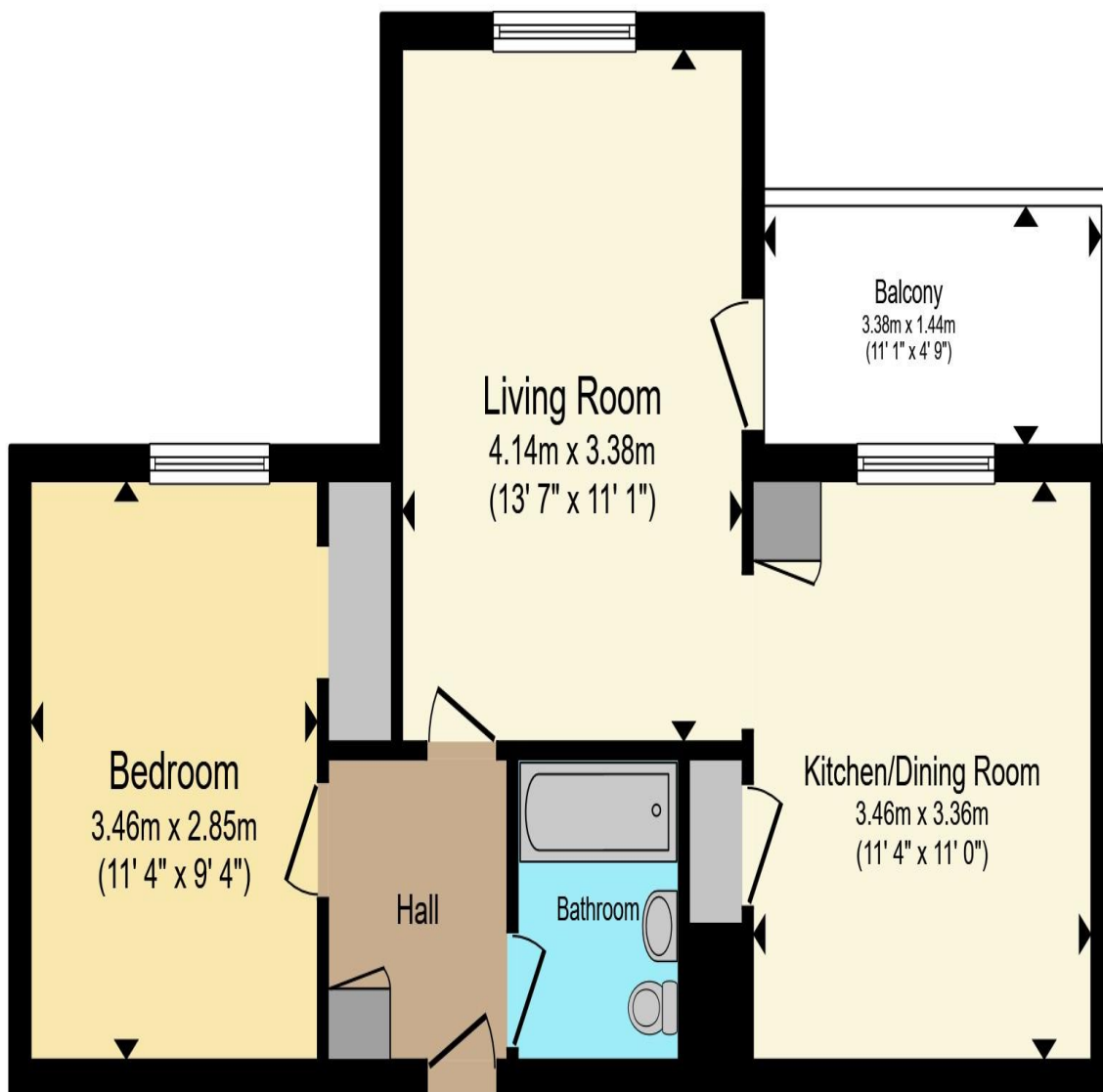
Kitchen / diner - 3.46m x 3.36m / 11'4" x 11'0"

Bedroom - 3.46m x 2.85m / 11'4" x 9'4"

Balcony - 3.38m x 1.44m / 11'1" x 4'9"

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks





Total floor area 45.1 m² (486 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

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have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

To view this property call Sharman Quinney on:
01223 426139

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