



Minerva Way, Cambridge
£250,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 10 Oct 1988

£70.00 Ground Rent pcm

Review due: Ask Agent

£570.00 Service Charge pcm

Review due: 04/2027

- First floor apartment
- Two well-sized bedrooms
- Spacious double aspect living/dining room
- Fully tiled and updated shower room
- Walking distant to surrounding green space

The heart of the home is the impressive double-aspect living/dining room, providing an abundance of natural light throughout the day and creating a bright and welcoming living space. The updated kitchen offers ample cupboard and worktop space, making it both practical and attractive for everyday use.



The property features two generously sized double bedrooms. The principal bedroom provides ample space for a full range of bedroom furniture, while the second bedroom offers flexibility as a guest room, home office or additional sleeping accommodation.

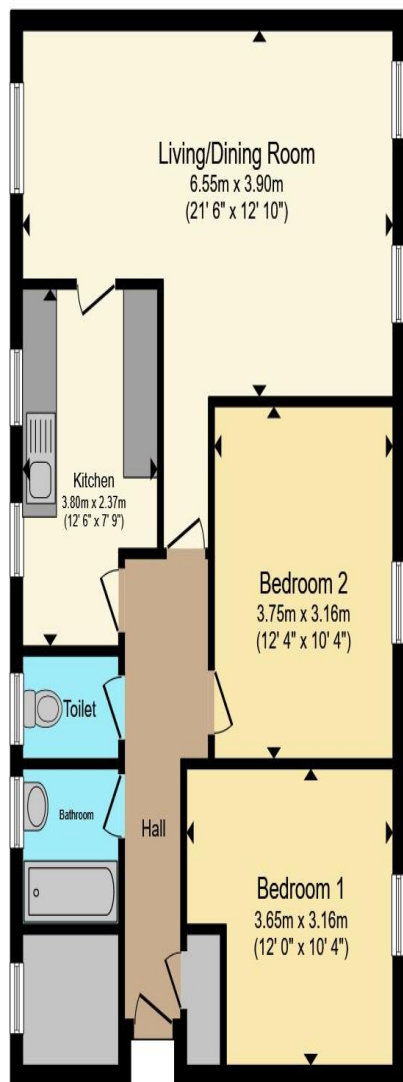
The accommodation is further enhanced by a fully tiled shower room and a separate fully tiled WC, adding convenience for modern living. A useful store cupboard and entrance hall provide additional storage options.

The property benefits from a modern gas boiler installed approximately two years ago, offering peace of mind for prospective purchasers.

Externally, the property benefits from residents' parking and a useful outdoor storage cupboard, providing valuable additional space for bicycles, and everyday household items.

Located within easy reach of local amenities, transport links and Cambridge city centre, this well-proportioned apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike.





First Floor

Total floor area 71.5 m² (770 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**

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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