



Sheepfold Lane, Cambourne Cambridge
£220,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2022

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£2873.83 Service Charge pcm

Review due: Ask Agent

- Two Bedroom Second-floor Apartment
- Principal Bedroom with En-suite Shower Room
- Allocated Parking with EV Charging
- Private Balcony
- Excellent access to Cambridge and Major Road Links

Situated in the highly sought-after and growing community of West Cambourne, this beautifully presented second-floor, two-bedroom apartment offers contemporary living with spacious accommodation, excellent natural light, and a private balcony.



The heart of the home is the impressive open-plan kitchen, living and dining area, creating a bright and sociable space ideal for both everyday living and entertaining. French doors open onto a private balcony, providing an attractive outdoor seating area with elevated views across the development.

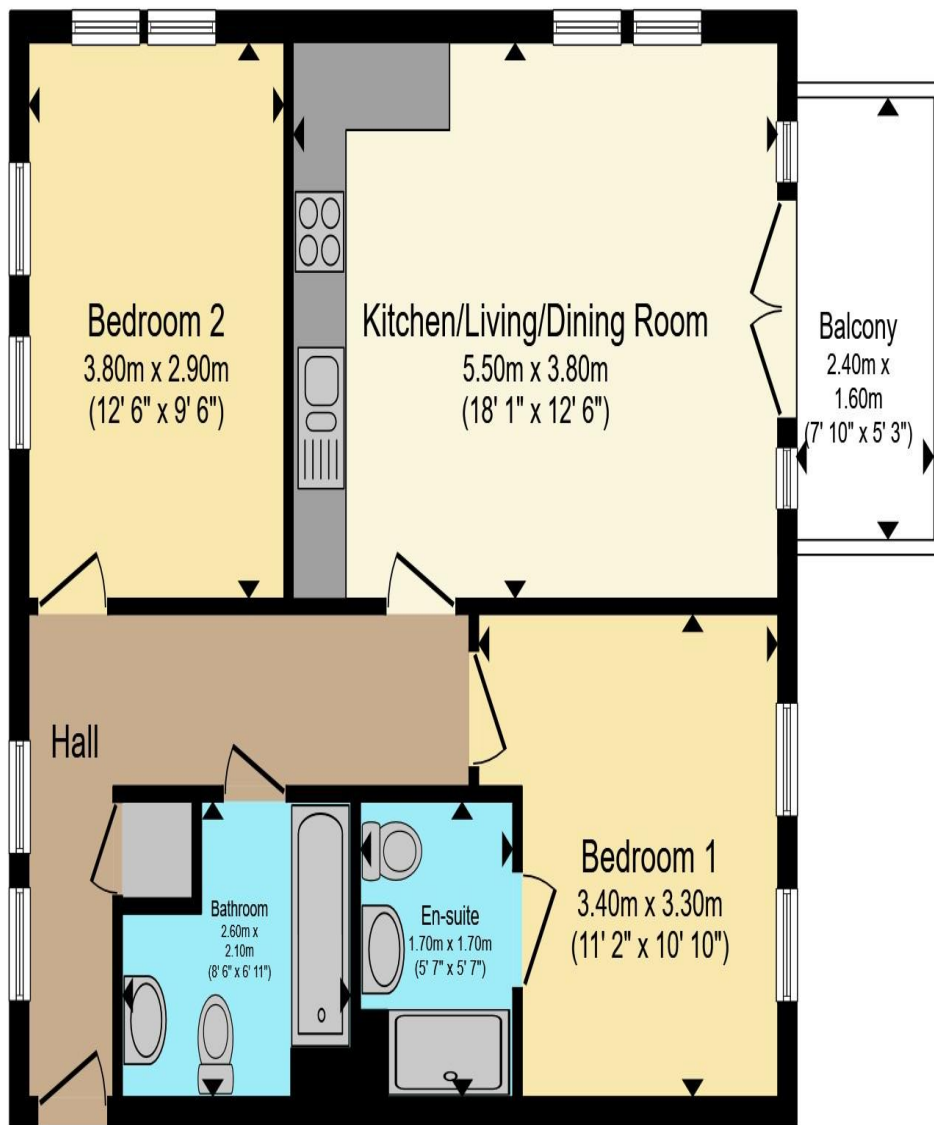
The property features two generously sized double bedrooms, including a principal bedroom with a modern en-suite shower room. A stylish family bathroom serves the second bedroom and guests, making the apartment well suited to professionals, couples, first-time buyers, and investors alike.

Finished to a high standard throughout, the apartment benefits from a contemporary fitted kitchen with integrated appliances, neutral décor, ample storage, and well-maintained communal areas.

Located within the thriving West Cambourne development, residents enjoy a strong community atmosphere alongside extensive green spaces, walking routes, and excellent local amenities. Supermarkets, cafés, schools, healthcare facilities, and leisure amenities are all within easy reach, while Cambridge city centre, the A428, and major commuter links are readily accessible.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost





Total floor area 61.2 m² (659 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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of carrying out the required identity and anti-money laundering checks. Once these checks 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:
01954 710620

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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: :CSQ204487 - 0004