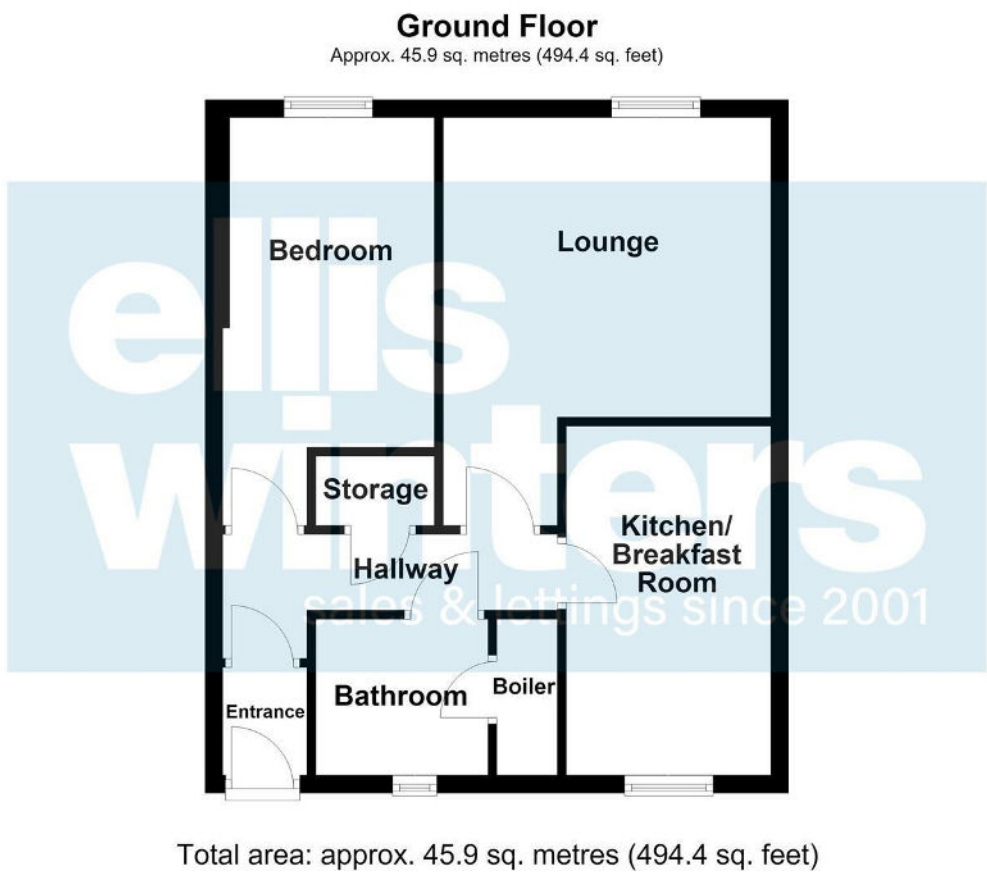




- Ground Floor
- Secure entrance door
- Entrance
- Hallway
- Kitchen/ Breakfast Room
3.94m (12'11") x 2.31m (7'7")
- Lounge
4.61m (15'1") x 3.70m (12'2")
- Bedroom
4.61m (15'1") x 2.39m (7'10")
- Bathroom
- Outside
- There is access to a communal garden, storage shed, and clothes drying area.
- Further Information
Tenure: Leasehold
Lease Length: 990 years remain
Management Charge: Approx. £1,397 per annum
Buildings Insurance: Approx. £245 per annum
Ground Rent: N/A
Council Tax Band: A
EPC Rating: C
- Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this

process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



OFFICE ADDRESS

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OFFICE DETAILS

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PROPERTY SUMMARY

A fully refurbished, well-proportioned, spacious ground floor apartment in a popular location. This superb property features a refitted kitchen and bathroom, new flooring throughout, new radiator's and has been fully decorated. The property is within walking distance to public transport links, giving great access to the Guided Busway to Cambridge, and is a short distance to a wealth of amenities, and main road links. Offered with no onward chain, this property is highly recommended.

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