



St. Andrews Road, Cambridge
£425,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  C  D



125 Years remaining as of 01 Jan 2002

£175.00 Ground Rent pcm

Review due: [Ask Agent](#)

£2900.00 Service Charge pcm

Review due: [Ask Agent](#)

- Well-positioned first-floor apartment
- En-suite to principal bedroom
- Spacious and bright living room
- Well equipped kitchen
- Off-street parking and private balcony

The accommodation comprises a welcoming entrance hall, a generous living room, providing ample space for both seating and dining areas, and a well-appointed kitchen/breakfast room with direct access to a private balcony.

There are two excellent-sized double bedrooms, including the principal bedroom with fitted storage



and an en-suite shower room, together with a modern family bathroom. The second bedroom provides versatility whether used as a study, home office or secondary children's or guest bedroom.

Externally, the property benefits from off-street parking and enjoys a highly convenient position within easy walking and cycling distance of the city centre. The River Cam and Midsummer Common are nearby, while the shops, cafés and amenities of Chesterton High Street are all close at hand.

St Andrews Road is a well-regarded residential cul-de-sac situated north-east of Cambridge city centre. The location provides easy access to Cambridge's extensive range of shopping, cultural and leisure facilities, as well as excellent transport links. Nearby green spaces, riverside walks and cycle routes make this an ideal home for professionals, downsizers and investors alike. 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 have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 93.5 m² (1,007 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**

To view this property call Sharman Quinney on:
01223 426139

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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: :ORP102209 - 0002