



Caithness Court, Cambridge
£275,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of [Ask Agent](#)
£10.00 Ground Rent pcm
Review due: [Ask Agent](#)
£586.30 Service Charge pcm
Review due: [Ask Agent](#)

- Spacious ground floor apartment
- Two comfortable sized bedrooms
- Spacious and bright living / dining area
- Recently updated windows and doors
- Ample storage options throughout

The accommodation is thoughtfully arranged around a central hallway, which connects each room and creates an excellent flow throughout the apartment.

At the heart of the home is the spacious living/dining room, a bright and well-lit space with plenty of natural light. The kitchen can be



accessed from both the hallway and the living room, creating a seamless connection between the spaces, and benefits from an abundance of cupboard storage.

The two well-proportioned bedrooms are situated away from the main living space, enhancing the sense of separation within the apartment. There is also a convenient utility room, providing valuable storage options and additional practicality. The bathroom is predominantly tiled and fitted with an overhead shower, while a separate WC is adjacent to the bathroom.

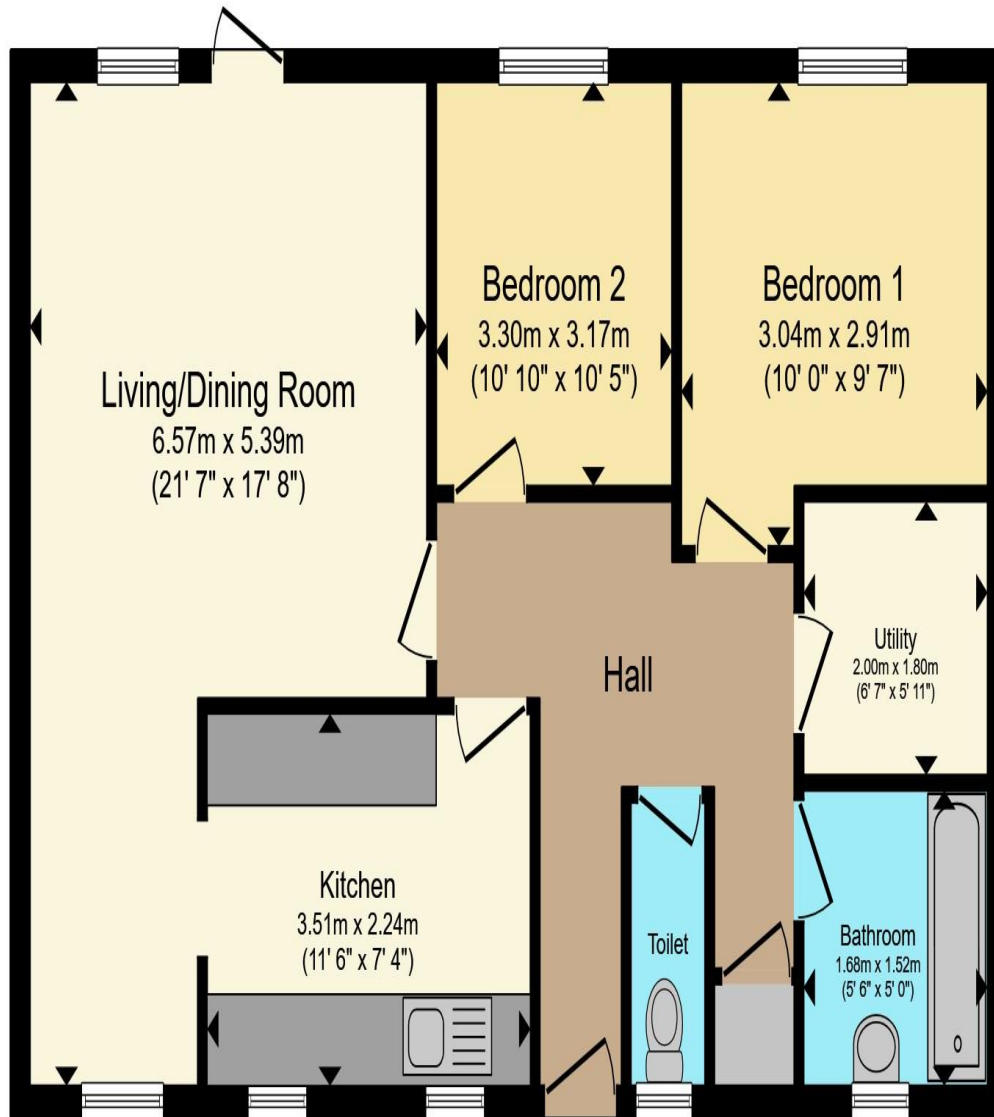
Externally, the property benefits from access via a rear garden gate leading to a private garden, mainly laid to lawn with a patio area and separate outdoor dining space, ideal for entertaining and al fresco dining. Residents also benefit from a communal car park, with additional on-street parking available nearby. Recently replaced windows and doors complete this attractive ground floor apartment.

Located in Caithness Court nearby are local shops, supermarkets, schools, and healthcare facilities, while Cambridge North Railway Station, the Cambridge Science Park, Business Park, A14 and M11 are all within easy reach, making the location particularly convenient for commuters.

All measurements are stated on the floor plan

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-





Total floor area 68.4 m² (737 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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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:
01223 426139

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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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