



Lancaster Gate, Upper Cambourne Cambridge
£200,000 Leasehold

**Sharman
Quinney**

Key Features

 2  1  B  C



125 Years remaining as of 01 Jan 2008

£299.00 Ground Rent pcm

Review due: Ask Agent

£2052.00 Service Charge pcm

Review due: 04/2027

- Popular Upper Cambourne Location
- Principal Bedroom with En-Suite
- Well-Maintained Communal Gardens
- Allocated Parking Space
- Stunning Cricket Pitch Views

Occupying an enviable position overlooking the cricket pitch in the ever-popular Upper Cambourne, this beautifully presented two-bedroom first-floor apartment offers spacious, light-filled accommodation perfectly suited to first-time buyers, professionals and investors alike.



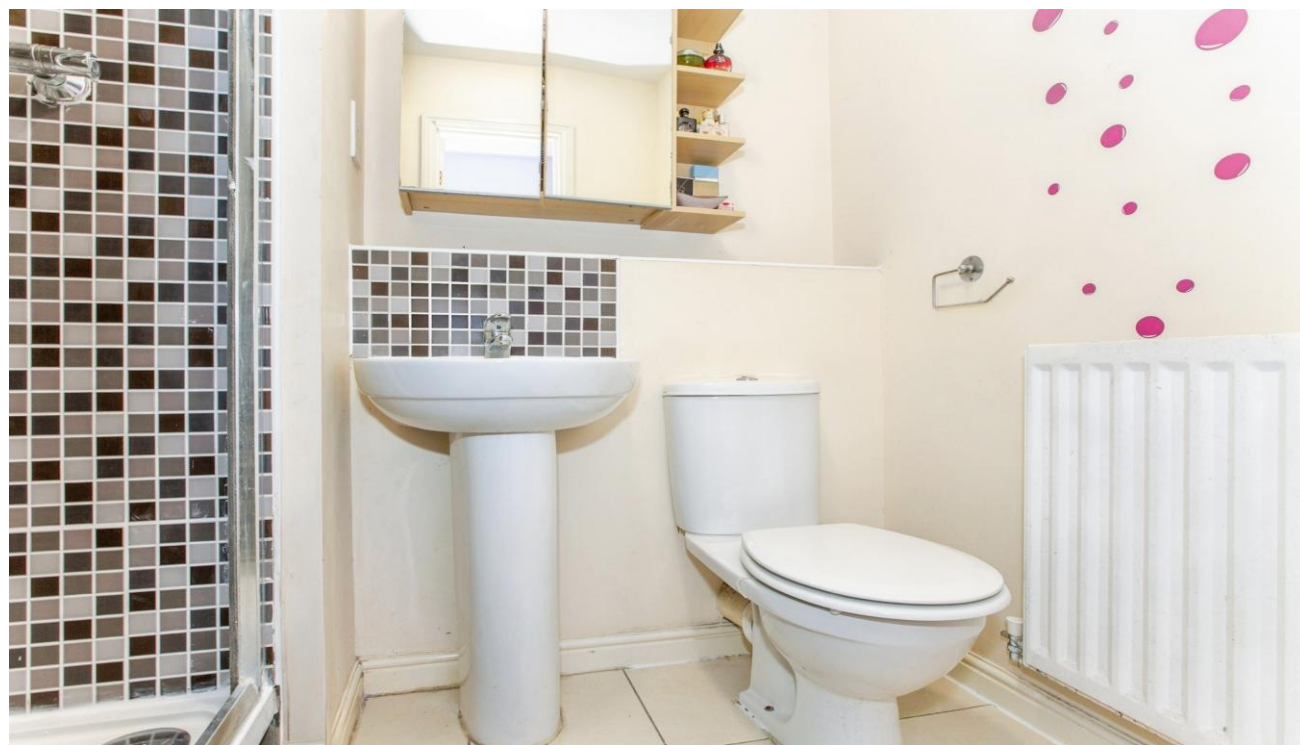
The heart of the home is the impressive open-plan living and dining area, a bright and welcoming space enhanced by a bay window and attractive outlooks. Flowing seamlessly into the modern fitted kitchen, this layout creates the ideal environment for both everyday living and entertaining.

Both bedrooms are generously sized doubles, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room, while a well-appointed family bathroom serves the remainder of the apartment. The property has been thoughtfully designed to maximise both space and practicality, offering comfortable accommodation throughout.

Outside, residents can enjoy attractive communal gardens, while the property further benefits from an allocated parking space.

Situated within walking distance of local amenities including shops, cafés, restaurants, schools and leisure facilities, Cambourne continues to be one of South Cambridgeshire's most sought-after communities. Excellent road links via the A428 and regular public transport connections provide convenient access to Cambridge, St Neots and beyond.

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.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 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: :CSQ204496 - 0004