



Caithness Court, Cambridge
£150,000 Leasehold

**Sharman
Quinney**

Key Features



106 Years remaining as of [Ask Agent](#)
£10.00 Ground Rent pcm
Review due: [Ask Agent](#)
£597.44 Service Charge pcm
Review due: [04/2027](#)

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First floor flat
- Bright and spacious throughout

This spacious one-bedroom first-floor flat offers an excellent opportunity for both homebuyers and investors, particularly those looking to tap into the thriving community surrounding the Cambridge Science Park. Located in a highly desirable area, the flat benefits from fantastic transport links, providing easy access to central Cambridge, the



A14, and the M11.

Upon entering the flat, you are greeted by a welcoming entrance hall that leads to a light and airy lounge/dining area. The open-plan layout makes the living space feel even more spacious and bright, with ample room for both relaxation and dining.

The kitchen is well-sized and can comfortably accommodate a range of appliances.

The flat also includes a good-sized bathroom.

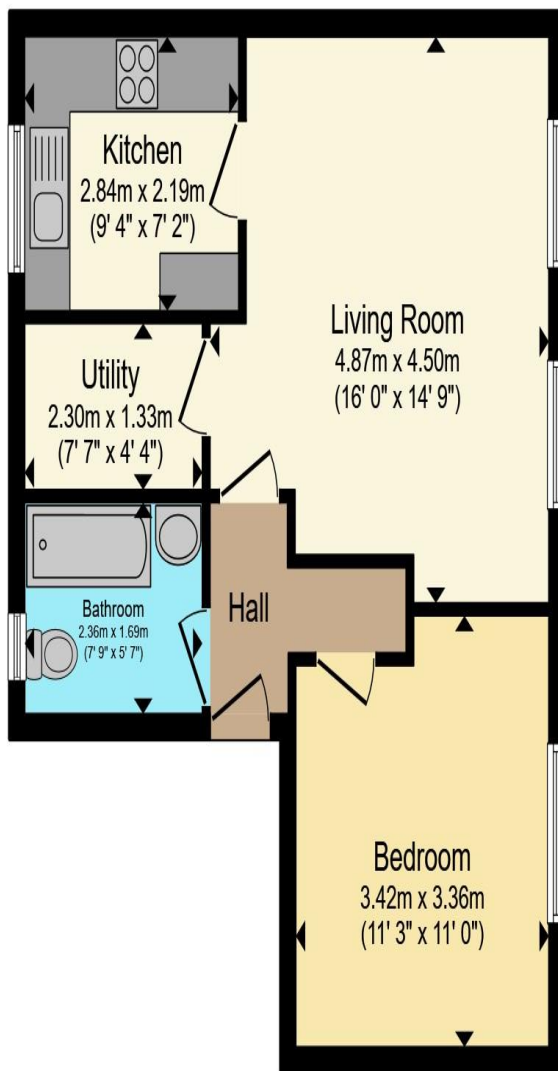
Additionally, a large utility room provides valuable extra storage space, making the flat even more practical for day-to-day living.

This added space could be used for laundry, storage, or other household needs, offering flexibility that is often hard to find in a one-bedroom property.

One of the major advantages of this property is that it is being sold with no onward chain. This makes it an attractive option for those looking to move quickly or investors looking to rent out the property without delay.

Communal parking is available for residents, ensuring convenience for both you and your visitors





Floor Plan

Total floor area 46.6 m² (502 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

Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: :ORP102429 - 0003

