



Sheepfold Lane, Cambourne CAMBRIDGE
£220,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  B  B



121 Years remaining as of 01 Jan 2022

£Ask Agent Ground Rent pcm

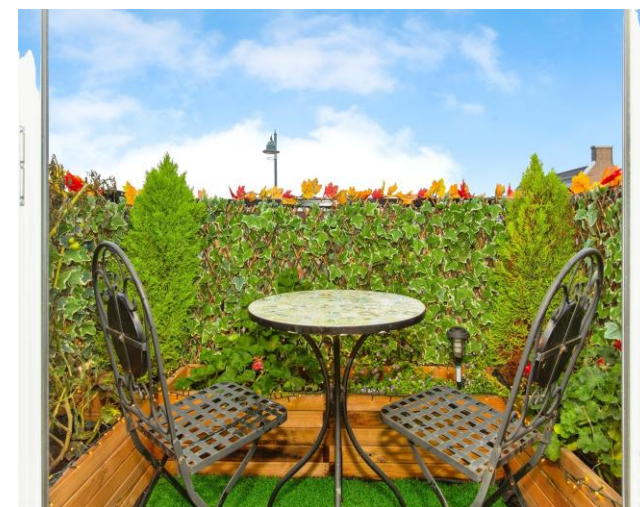
Review due: Ask Agent

£671.00 Service Charge pcm

Review due: 04/2027

- Exceptional Second-Floor Two Bedroom Apartment
- Principal Bedroom with En-Suite Shower Room
- Stunning Open-Plan Kitchen, Living & Dining Space
- Private Balcony
- Bespoke Made-to-Measure Shutters Throughout

Occupying a sought-after position within the highly desirable and growing community of West Cambourne, this exceptional two-bedroom second-floor apartment offers stylish, modern living with beautifully presented accommodation, a private balcony, and a wealth of high-quality upgrades throughout.



Perfectly suited to first-time buyers, professionals, investors, or those seeking a low-maintenance lifestyle, the property enjoys a superb setting surrounded by green open spaces, walking routes, local amenities, and excellent transport connections into Cambridge and beyond.

At the heart of the home is the impressive open-plan kitchen, living, and dining area. Designed with modern living in mind, this bright and sociable space benefits from integrated appliances, floor-to-ceiling windows, and French doors opening onto a private balcony, allowing natural light to flood the room and creating an ideal space for both entertaining and relaxing. The current owners have further enhanced the apartment with bespoke made-to-measure shutters throughout, adding both style and practicality.

The property offers two generous double bedrooms, both featuring fitted wardrobes, whilst the principal bedroom benefits from its own en-suite shower room. A contemporary family bathroom completes the accommodation.

Externally, residents enjoy well-maintained communal areas and the convenience of a thriving modern development with an excellent selection of nearby amenities including supermarkets, cafés, schools, fitness facilities, and healthcare services.





Total floor area 62.0 m² (668 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**

The apartment further benefits from approximately 121 years remaining on the lease and the remainder of an NHBC warranty, providing peace of mind for prospective purchasers.

Combining contemporary design, spacious accommodation, and an enviable location, this is a fantastic opportunity to acquire a turn-key apartment within one of Cambridgeshire's most exciting residential communities.

Early viewing is highly recommended.

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

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@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: :CSQ204545 - 0002

