



Ellesmere Road, Cambridge
£210,000 Leasehold

**Sharman
Quinney**

Key Features

 1  1  C  B



992 Years remaining as of 01 Jan 2019

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1224.06 Service Charge pcm

Review due: 04/2027

- One bedroom ground floor apartment
- Modern kitchen with built in appliances
- Bright and airy throughout
- Allocated parking
- Communal garden with dedicated patio

The bright and well-proportioned open-plan kitchen/living area provides a comfortable and versatile space for both relaxing and entertaining. The kitchen is fitted with a range of units and benefits from an integrated washing machine, fridge freezer, hob and extractor fan. A breakfast bar offers an ideal spot for casual dining, while the

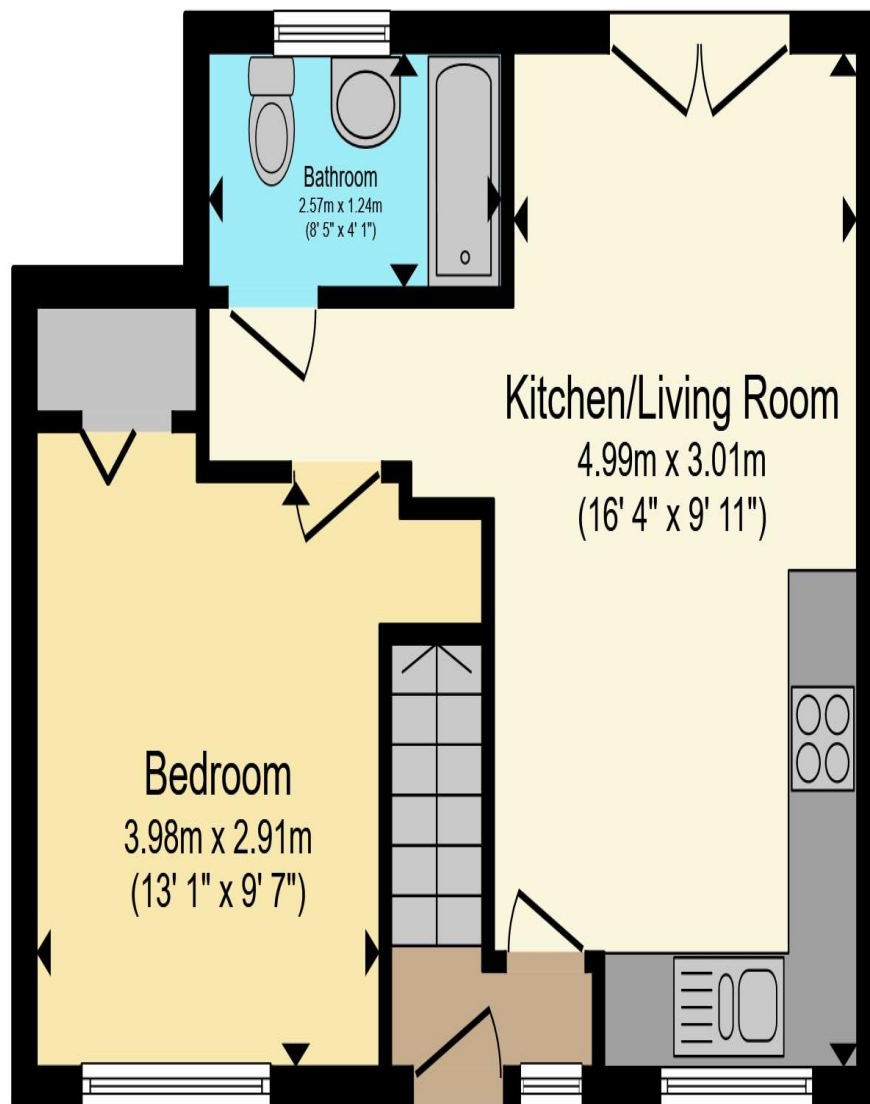


living area enjoys direct access to the communal garden.

The generous double bedroom offers ample space for furnishings and benefits from built-in wardrobe/storage space, providing practical and convenient storage solutions. The accommodation is complemented by a well-presented bathroom comprising a fully tiled shower, wash hand basin and WC. Partially tiled walls add a practical finish and enhance the overall presentation of the suite. Externally, the property benefits from an allocated driveway parking space, providing convenient off-road parking. Residents also have access to communal bin and bicycle stores, offering practical storage solutions. The property further enjoys a dedicated patio area and shed in addition to the communal garden

The property is held on a long lease with approximately 992 years remaining and further benefits from a 12.5% share of the freehold, providing added security and control over the management of the building.





Total floor area 36.4 m² (392 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**

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