

Topper Street, Cambridge

£250,000 **Leasehold**

Sharman Quinney

Key Features

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150 Years remaining as of 01 Jul 2006
£70.00 Ground Rent pcm
Review due: Ask Agent
£1035.91 Service Charge pcm
Review due: 04/2027

- Two well-sized bedrooms
- Open plan kitchen / living area
- En suite to master bedroom
- Built in kitchen appliances
- Access to local amenities

Upon entering the property, there is a useful entrance area providing space for coats and shoes. To the right-hand side is the garage, which the current seller has adapted to allow internal access directly from the property.
The accommodation further benefits from a spacious open-plan kitchen and living area,







offering a bright and modern space ideal for both everyday living and entertaining. Both bedrooms are comfortably sized, with the principal bedroom benefitting from an en-suite shower room. The second bedroom is a versatile space, whether used as a single bedroom or an office / study space which is served by the family bathroom. The property also provides ample storage options both in the hallway and the kitchen. The property has recently been modernised and updated throughout and is well presented, making it an ideal purchase for first time buyers, downsizers, or investors.

Orchard Park is a popular and well-connected development, continently located close to Cambridge Science Park and the city centre, with excellent access to the A14, A10 and the M11.





To view this property call Sharman Quinney on:
01223 426139

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The Property Ombudsman