



Bramling Apartments Broad Street, Great Cambourne Cambridge  
**£98,500 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 01 Jan 2005

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£2811.48 Service Charge pcm

Review due: Ask Agent

- 50% Share Available
- Two Double Bedrooms
- En Suite To Master
- Large Lounge/Diner
- Balcony With Views Over Lambert Lake

## Hallway

Storage cupboard, security entry phone, radiator.

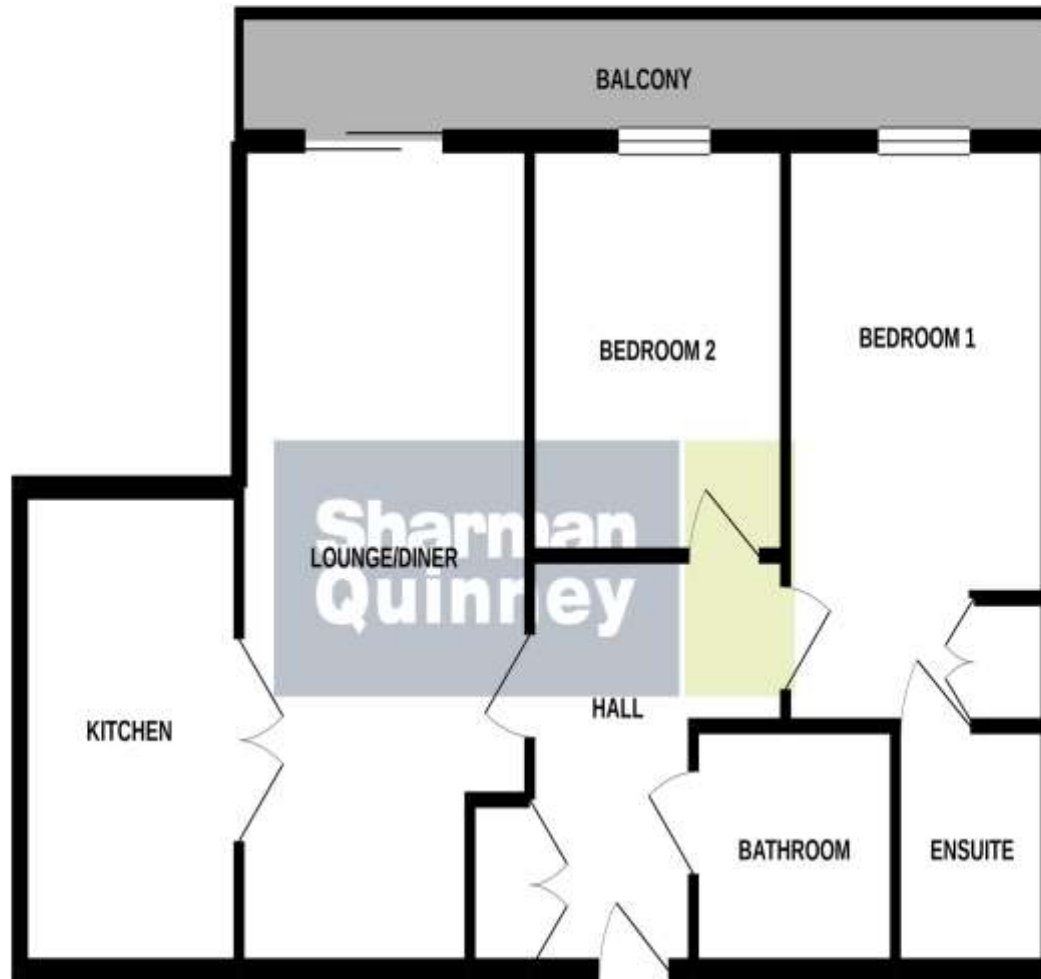
20'2 x 10'5 x 12'3 max

Double glazed sliding doors leading to the balcony, tv point, radiator.

Kitchen 11'9 x 7'9



GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan ©2000

Wall and base units with worktops over, inset one and a half sink and drainer, inset four ring gas hob with extractor over and oven under, integrated washing machine, space for fridge/freezer, part tiled walls.

Bedroom One 14'3 x 7'2 x 9'5 max  
Double glazed window to the front, fitted wardrobe, radiator.

En Suite 5'8 x 5'7  
Shower, level wc, pedestal wash hand basin, part tiled walls, radiator.

Bedroom Two 10' x 9'2  
Double glazed window to the front, radiator.

Bathroom 7'3 x 5'6  
Suite comprises, bath, low level wc, pedestal wash hand basin, part tiled walls, radiator.

Outside  
Two allocated parking spaces.

The flat is service by both stairs and a lift.


Full Market Value £197,000  
Monthly Rent £307.91  
Monthly Service Charge £189.95 including Water.

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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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: CSQ202913 - 0018

