

Property details **approval form**

21 Aragon Close, Cambridge, Cambridgeshire, England, CB4 2SU

Date: 16 June 2026 **Property Ref and Version:** ORP102304 - 0007

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

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

T 01223 426139 **E** orchardpark@sharmanquinney.co.uk

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◆ Price

offers in excess of £200,000

Tenure: Leasehold

◆ Key Features

- One bedroom apartment
- Spacious living room
- Kitchen / diner with storage options
- Private balcony
- Ideal for first time buyers
- Close to local amenities
- Attractive location
-
- EPC Rating: C

◆ Short Description

Located in Aragon Close, we are pleased to present this well-portioned one bedroom apartment.

◆ Directions

◆ Agent Note

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◆ Description

A well-presented and thoughtfully laid out one-bedroom apartment offering bright and comfortable living accommodation throughout.

A welcoming entrance hall provides access to all principal rooms and enhances the living flow of the property, with the spacious living room being at the heart of the home with flexibility for a range of different furniture lay outs.

Designed for practicality, the kitchen offers connections for all appliances, room for a tall fridge freezer, a gas hob with extractor, a sink, and excellent storage via both a pantry style cupboard and a boiler cupboard.

The bedroom is generously sized and offers space for a bedside table and additional bedroom furniture, creating a comfortable space with plenty of room for storage. A family bathroom completes the layout and has been recently updated and tiled with extractor fan, bathtub with shower, wc and basin.

The private balcony is a particular feature of the property, enjoying attractive views over the recreation ground and surrounding green spaces.

A further advantage to the property is the bike storage, private shed and residents parking.

Living room - 4.14m x 3.38m / 13'7" x 11'1"

Kitchen / diner - 3.46m x 3.36m / 11'4" x 11'0"

Bedroom - 3.46m x 2.85m / 11'4" x 9'4"

Balcony - 3.38m x 1.44m / 11'1" x 4'9"

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◆ **Property Images**

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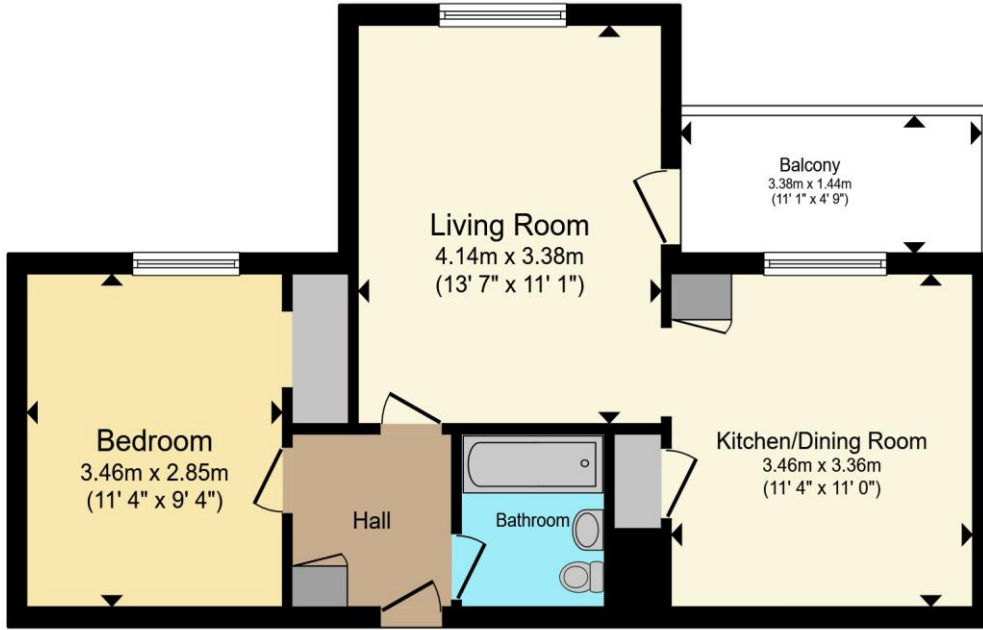
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◆ Floor Plan



Total floor area 45.1 m² (486 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

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◆ Approval

	Signature	Date
Oliver Roper-Gibbs		
Mr A.R. Gurcali		

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