



Connells

Lancaster Gate
Upper Cambourne



A well presented two bedroom first floor apartment overlooking the cricket pitch in Upper Cambourne, offering bright open plan living with a lounge and dining area flowing into the kitchen, a master bedroom with ensuite, second double bedroom, family bathroom and allocated parking.

Entrance Hall

Door to side, telephone point, airing cupboard, radiator.

Kitchen

Window to side, fitted kitchen with a range of wall and base units, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for slim dishwasher, space for fridge/freezer.

Lounge/Diner

Window to front, bay window to front, two radiators, television point.

Bedroom One

Window to front, triple built in wardrobe, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, shaver point, extractor fan, part tiled, radiator.



Bedroom Two

Window to side, radiator.

Bathroom

Window to rear, bath with mix tap, shower cubicle, wash hand basin, WC, extractor fan, part tiled, shaver point, radiator.

Communal Garden

Partial fence surround, lawn, benches, hedge borders.

Parking

One allocated parking space.

Agents Notes

Please ask regarding charges.









Total floor area 77.1 m² (830 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



To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: B Council Tax
 Band: B

Service Charge: 209.00 Ground Rent:
 299.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306755

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306755 - 0005