



Falmouth Avenue, Cambridge
£350,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 11 Dec 2020

£1600.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: 04/2027

- Two-bedroom apartment
- Spacious open plan living
- En-suite to master bedroom
- Versatile second bedroom
- Private balcony

The property is accessed via a welcoming entrance hall which provides access to all principal rooms and creates a practical flow throughout the home. At the heart of the apartment is a spacious open-plan kitchen/living room measuring over 24 ft in length, providing a bright and versatile living space with ample room for both seating and dining



areas. French doors open onto a private balcony, offering an attractive outdoor space to enjoy. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom is a comfortable double room and is served by a modern family bathroom. Externally the property offers secure and private parking whilst the building is resident access only and served by a lift. Falmouth Avenue is situated within the popular village of Girton, offering excellent access to Cambridge and the surrounding areas. The property is conveniently located for the A14 and M11, making it ideal for commuters, while Cambridge North and Cambridge railway stations provide regular services to London and beyond. Frequent bus routes also connect Girton with Cambridge city centre, the Science Park and Business Park, making this a well-connected location for both work and leisure.



To view this property call Sharman Quinney on:
01223 426139

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 01223 426139

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