



Crescent House Dobbins Avenue, West Cambourne Cambridge  
**£210,000 Leasehold**

**Sharman  
Quinney**

# Key Features

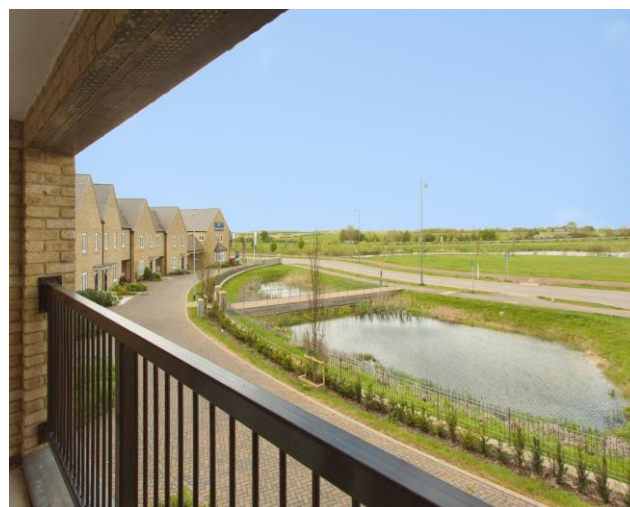


999 Years remaining as of **Ask Agent**  
£Ask Agent Ground Rent pcm  
Review due: **Ask Agent**  
£671.00 Service Charge pcm  
Review due: **12/2026**

- Stunning two-bedroom apartment
- Overlooking Open Green Space and Water Views
- Impressive open-plan kitchen/living space
- Principal bedroom with stylish en-suite
- Sought-after modern development

A spacious and well-presented two-bedroom apartment, enjoying an attractive position overlooking open green space and water views, offering bright and modern accommodation extending to approximately 67.6 sq.m (727 sq.ft).

The property is accessed via a welcoming entrance



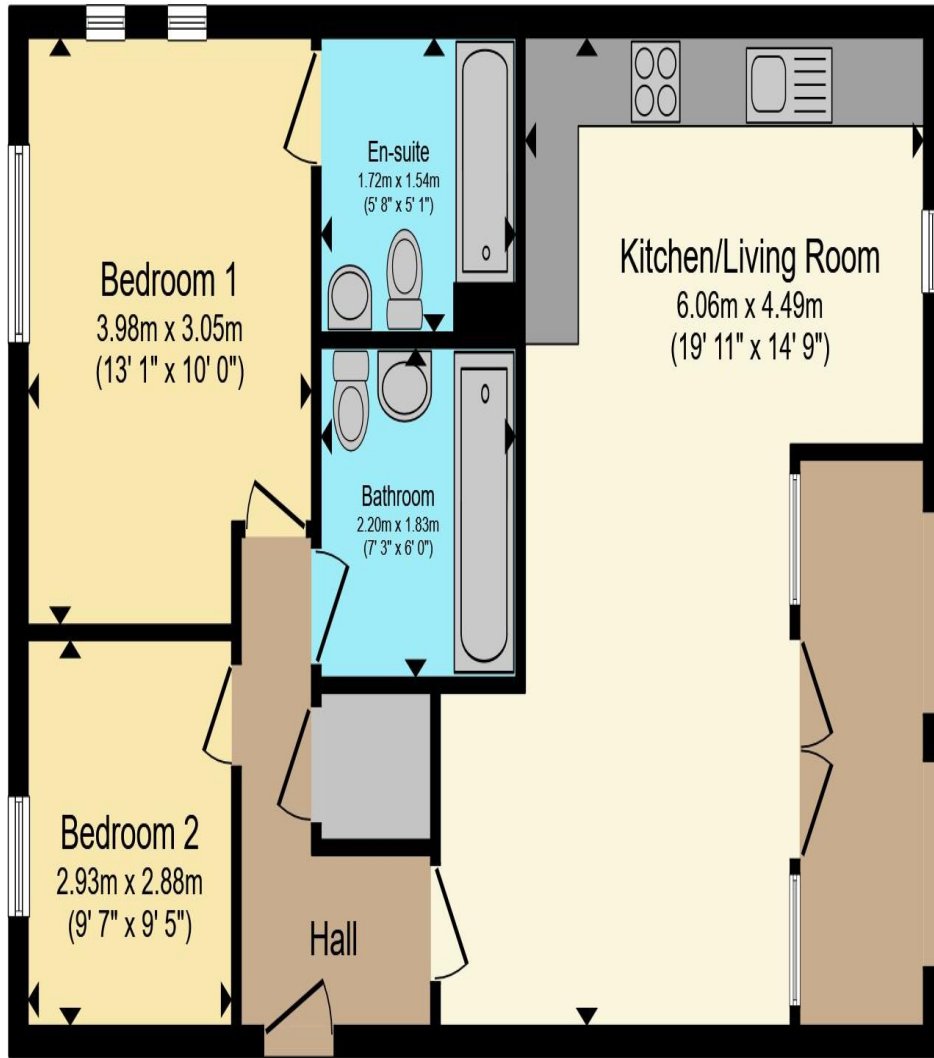
hall, leading through to an impressive open-plan kitchen/living area measuring approximately 6.06m x 4.49m (19'11" x 14'9"). This generous space is flooded with natural light and provides ample room for both living and dining, with a modern fitted kitchen featuring a range of units, integrated appliances and extensive worktop space-ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, including a principal bedroom measuring 3.98m x 3.05m (13'1" x 10'0"), benefitting from a stylish en-suite shower room. The second bedroom (2.93m x 2.86m / 9'7" x 9'5") offers flexibility for use as a guest room, home office or nursery. A contemporary family bathroom, finished with modern fittings, serves the remaining accommodation.

Externally, the property enjoys a particularly desirable setting with views across landscaped green space and nearby water, creating a peaceful and scenic environment. The development itself is modern and well-maintained, with attractive communal areas and a strong sense of space.

Offered in excellent decorative order throughout, this apartment is ideal for first-time buyers, professionals or investors seeking a stylish and low-maintenance home in a sought-after location.





**Floor Plan**

Total floor area 67.6 m<sup>2</sup> (727 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](http://www.propertybox.io)

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 13 High Street, Cambourne, CAMBRIDGE,  
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 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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