



Aragon Close, Cambridge
£190,000 Leasehold

**Sharman
Quinney**

Key Features



121 Years remaining as of 21 Jan 1991

£10.00 Ground Rent pcm

Review due: Ask Agent

£540.00 Service Charge pcm

Review due: 12/2026

- One bedroom apartment
- Spacious living room
- Kitchen / diner with storage options
- Private balcony
- Ideal for first time buyers

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"

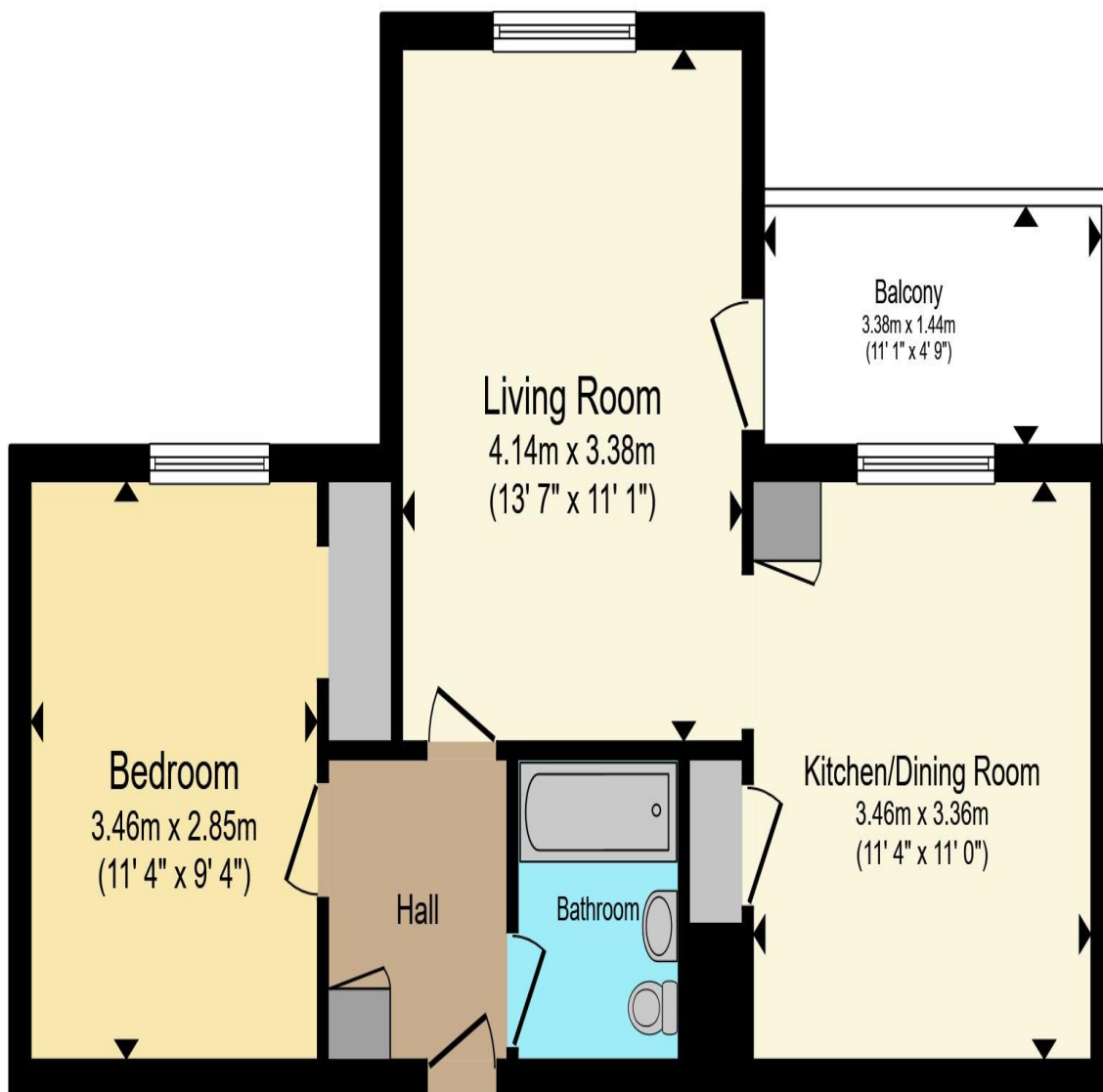
Kitchen / diner - 3.46m x 3.36m / 11'4" x 11'0"

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

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

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks





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

**Sharman
Quinney**

have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01223 426139

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

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

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: :ORP102304 - 0013

