



Budleigh Close, Cambridge
£190,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 10 Oct 1988

£409.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: 04/2027

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious open-plan living room and kitchen
- Two well-proportioned double bedrooms

Located within walking distance of the vibrant Mill Road and benefiting from excellent cycle routes to Cambridge Train Station, Addenbrooke's Hospital and the city centre, this property is ideally positioned for those seeking both convenience and lifestyle.



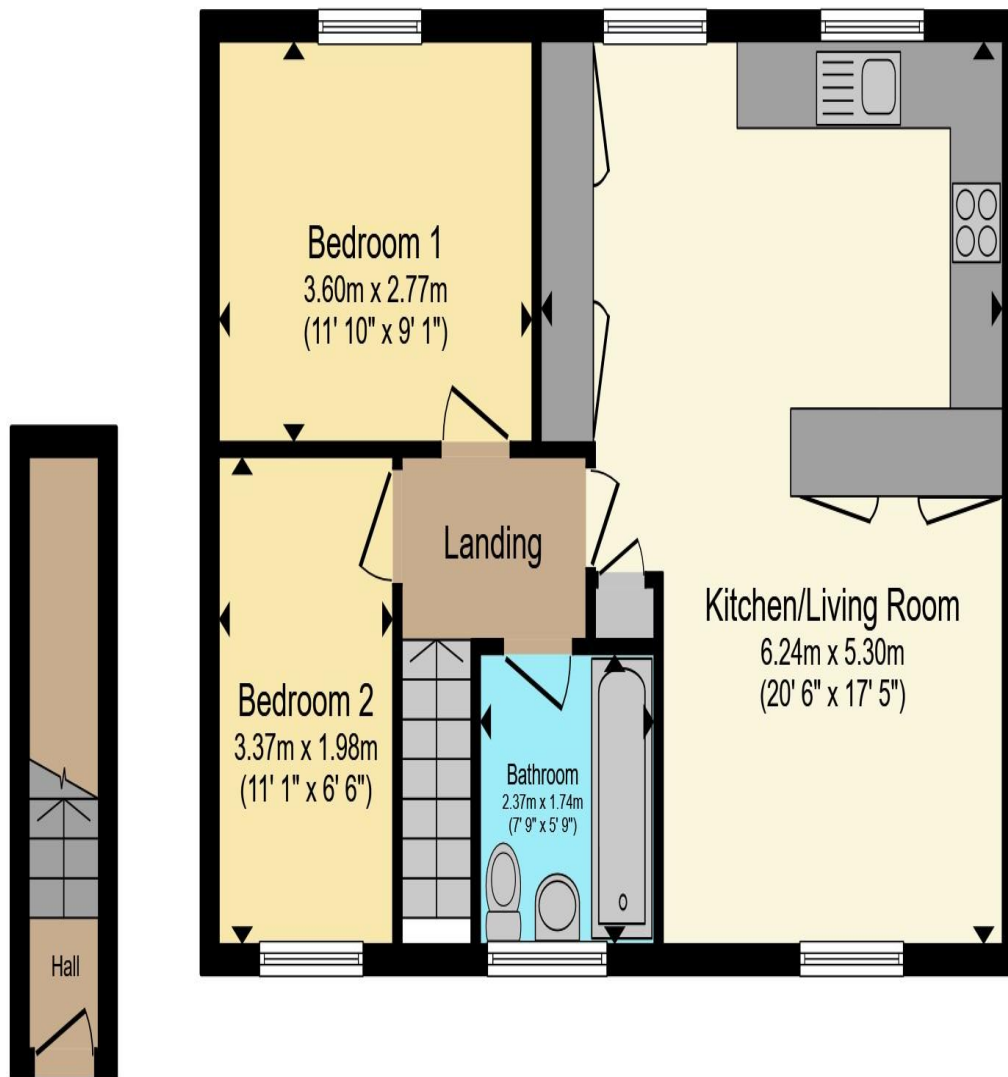
A wide range of local amenities are close at hand, while the open green spaces of Cherry Hinton Hall provide a peaceful retreat nearby.

Offered to the market with no onward chain, the accommodation comprises an entrance porch leading into a welcoming hallway with access to all principal rooms.

At the heart of the home is a spacious open-plan living area and kitchen, providing an ideal setting for both everyday living and entertaining.

There are two generous double bedrooms, both enjoying plenty of natural light, complemented by a well-appointed family bathroom.





Ground Floor

First Floor

Total floor area 59.4 m² (640 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

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

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

01223 84460

49 Woollard Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

greatshelford@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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: GTS103323 - 0004