

Harvey Way, Waterbeach CAMBRIDGE

£195,000 **Leasehold**

Sharman Quinney

Key Features

1 1 B B

125 Years remaining as of 23 Mar 2020
£10.00 Ground Rent pcm
Review due: Ask Agent
£418.40 Service Charge pcm
Review due: 04/2027

- Spacious one bedroom apartment
- Open plan living accommodation
- Juliet balcony with French Doors
- Contemporary bathroom
- Allocated parking space and visitor parking

The property is entered via a welcoming entrance hall with useful storage cupboards and access to all principal rooms. The generous living room provides an excellent space for both relaxing and entertaining, with French doors opening onto a Juliet balcony, allowing plenty of natural light to flood the room.







The kitchen is fitted with a range of wall and base units and benefits from a gas oven, dishwasher, washing machine and fridge freezer, providing practical and well-equipped cooking facilities.

The double bedroom is a comfortable size with space for additional furniture, while the bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low-level WC.

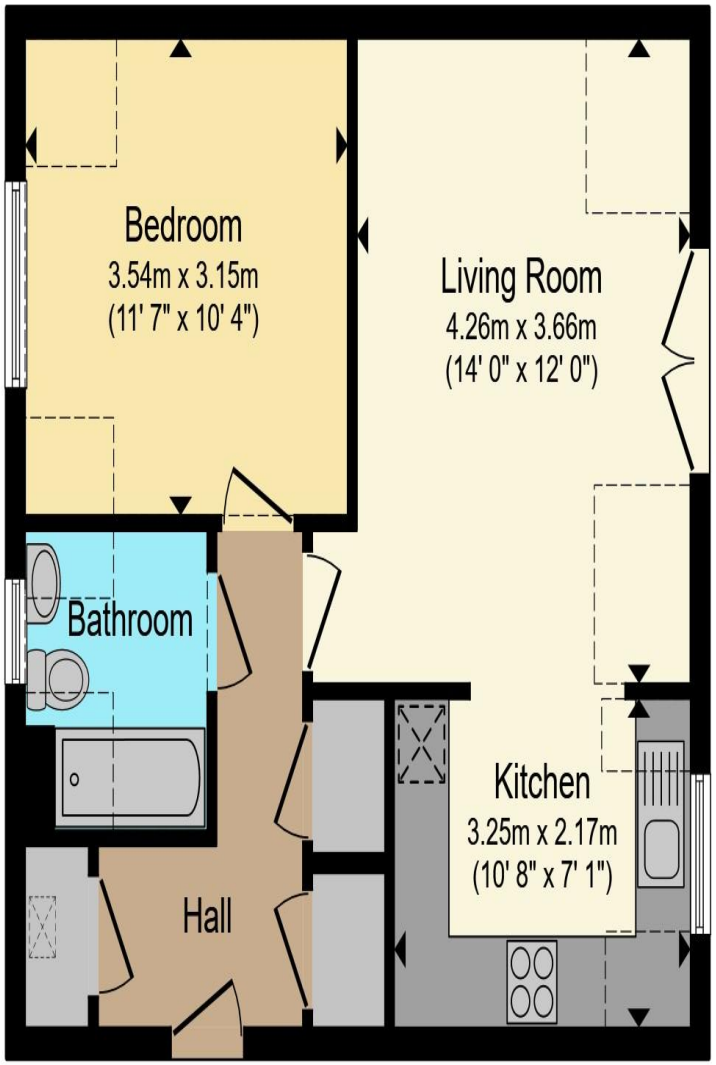
Externally, the property benefits from an allocated parking space, additional visitor parking and access to a communal and secure bicycle storage shed.

Further benefits include double glazing throughout, full fibre broadband connectivity, and no onward chain, allowing for a straightforward purchase. The property falls within Council Tax Band B, extends to over 500 sq ft of internal accommodation, and is held on a lease with approximately 119 years remaining.

Waterbeach is a well-regarded village situated approximately six miles north of Cambridge, offering a range of local amenities including shops, schools, public houses and a mainline railway station with direct services to Cambridge, London King's Cross and beyond. The village is also conveniently positioned for access to Cambridge Science Park and nearby Park & Ride







Floor Plan

Total floor area 47.7 m² (513 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

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facilities, making it an ideal location for commuters and those seeking easy access to Cambridge and the surrounding area.

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 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**

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The Property Ombudsman