

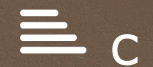


GRAY
TOYNBEE



43 Aster Way
Cambridge, CB4 2XR

Guide price £275,000



43 Aster Way Cambridge, CB4 2XR

- Allocated Parking
- Excellent Condition
- Spacious Bedrooms
- Balcony

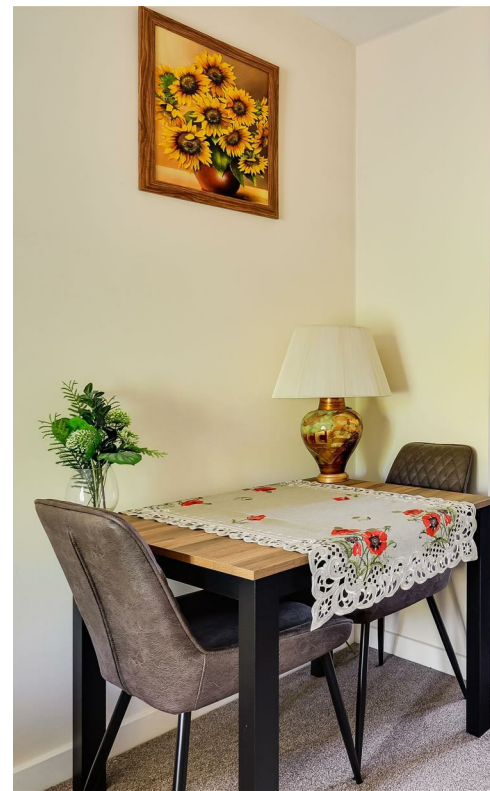
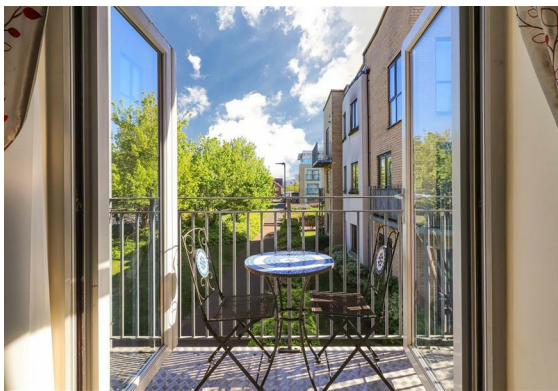
A beautifully presented two-bedroom flat, comprising 680 sq ft and offered in exceptional condition throughout, with the added benefit of allocated parking.

Accessed via a secure entrance, the property opens into a spacious hallway with two large storage cupboards, providing excellent practical storage.

Both bedrooms are generous doubles and overlook the nearby green space and park. The principal bedroom is slightly larger and benefits from fitted wardrobes, while the second bedroom is also well proportioned and presented in great condition.

The bathroom is modern, tiled and well maintained, comprising a shower over the bath, heated towel rail, basin and WC. A window provides natural light and useful ventilation.

The open-plan living space is a fantastic feature of the property. The kitchen area is well arranged, with a subtle flooring divide creating separation from the





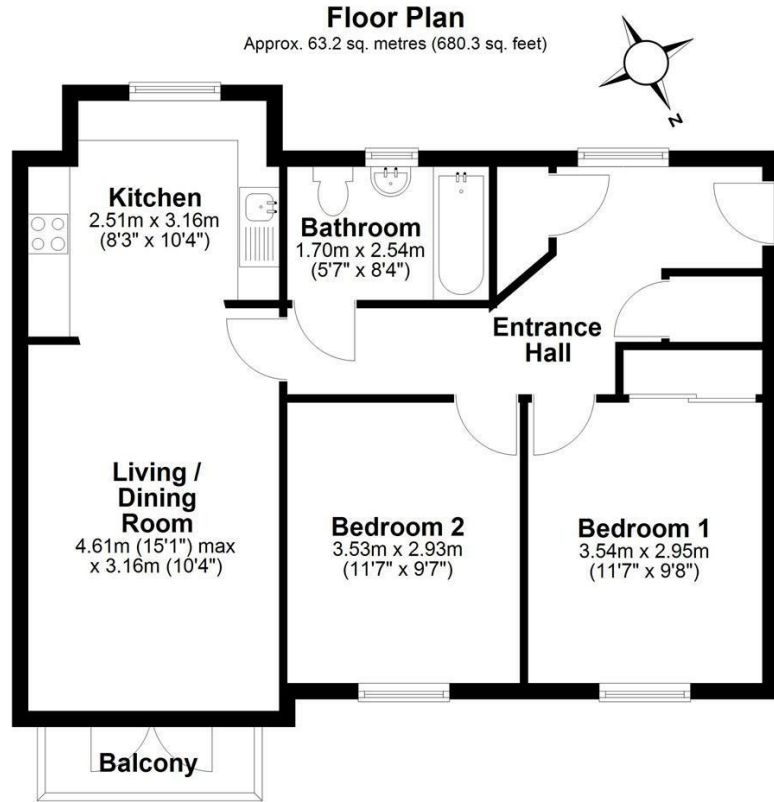
living space. There are plenty of high and low-level cupboards, good countertop space, a sink, integrated double dishwasher and washing machine, hob, oven and tall fridge freezer.

The living area is spacious enough for both dining and relaxing, while the dual aspect, with a window from the kitchen on one side and patio doors leading to the balcony on the other, keeps the room bright and inviting.

The small balcony provides valuable private outdoor space, and with allocated parking, gas central heating via a combination boiler and carpets throughout, this property offers an excellent opportunity for first-time buyers or investors to secure a home in superb condition.

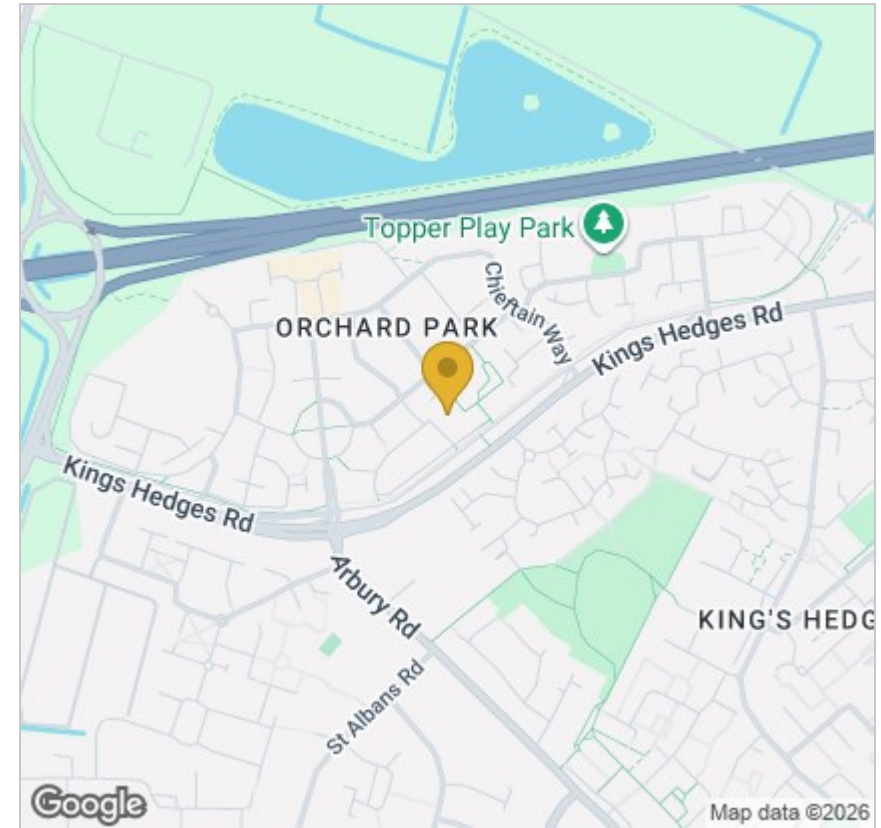
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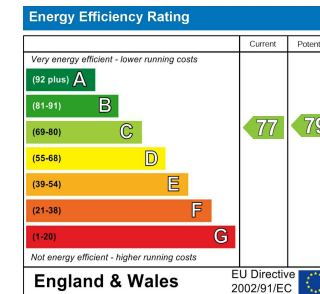


Total area: approx. 63.2 sq. metres (680.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold with 108 years remaining.

Service charge is £2,400 p.a., with a ground rent of £200 p.a.

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