

GRAY TOYNBEE

47 Aster Way

Cambridge, CB4 2XR

Offers over £260,000

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- No Onward Chain
- Generous Double Bedrooms
- Second Floor Apartment
- Allocated Undercover Parking

A beautifully presented two-bedroom, second-floor apartment extending to approximately 685 sq ft, offered to the market in exceptional condition throughout with the added benefits of allocated parking and no onward chain.

Accessed via a secure communal entrance, the property opens into a welcoming hallway with two generous storage cupboards, providing excellent everyday practicality.

Both bedrooms are spacious doubles, enjoying pleasant views over the nearby green space and park. The principal bedroom is particularly generous in size, while the second bedroom is also well proportioned, making the apartment ideal for professionals, couples, small families or those looking for a home office.

The modern bathroom is tastefully finished with contemporary tiling and comprises a panel-enclosed bath with shower over, wash hand basin and WC. A window provides plenty of natural light as well as useful ventilation.

The impressive open-plan living















space is undoubtedly the heart of the home. The kitchen is thoughtfully laid out, with a continuation of the engineered oak flooring throughout the open-plan living space, creating a seamless and cohesive feel. It offers an excellent range of wall and base units, generous worktop space, a sink, integrated dishwasher, washing machine, hob, oven and a tall fridge freezer.

The living and dining area is bright, spacious and ideal for both relaxing and entertaining. Dual-aspect glazing, with a window to the kitchen and patio doors opening onto the balcony, floods the room with natural light throughout the day.

The private balcony provides a pleasant outdoor retreat, perfect for enjoying a morning coffee or evening drink. Combined with allocated parking, gas central heating via a combination boiler, useful loft storage space, secure communal bike storage, and its superb decorative condition, this apartment represents an outstanding opportunity for first-time buyers, downsizers and investors alike. With no onward chain, it is ready for a straightforward purchase and early occupation.

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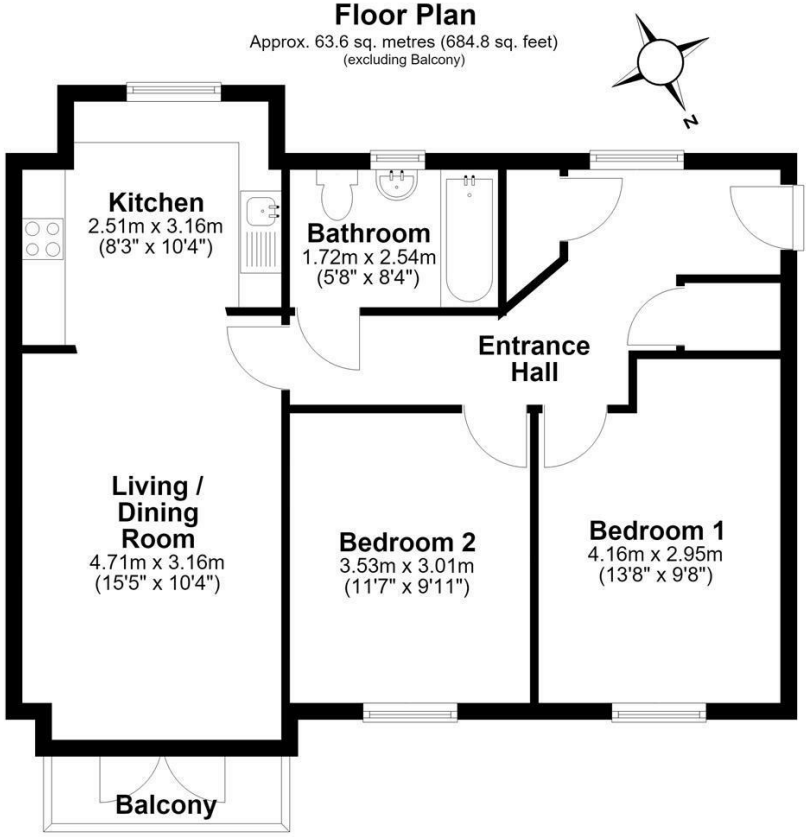




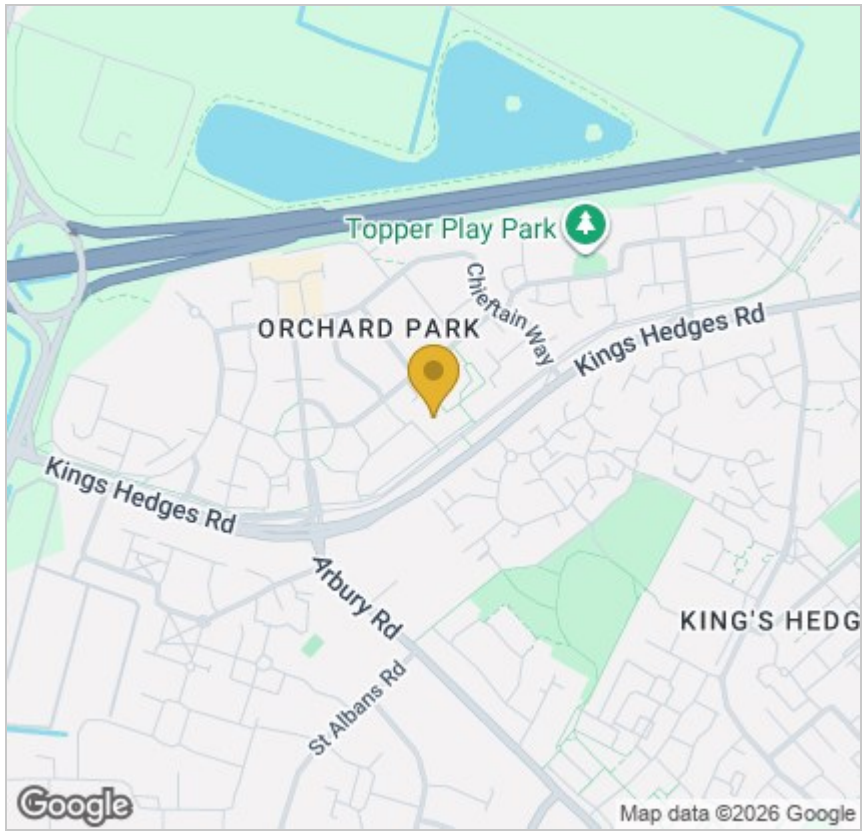
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Floor Plan

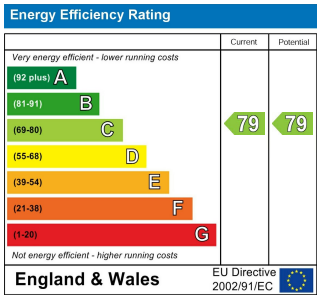
Approx. 63.6 sq. metres (684.8 sq. feet)
(excluding Balcony)



Total area: approx. 63.6 sq. metres (684.8 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, with approximately 108 years remaining on the lease. The current service charge is £2,465.24 per annum, and the ground rent is £200 per annum.

Council Tax Band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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