







17 Lingholme Close
Cambridge, CB4 3HW

Guide price £300,000

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- No Onward Chain
- Ground Floor
- Parking Available
- Share of Freehold

A well-proportioned two-bedroom ground floor flat, conveniently situated close to the city centre within a purpose-built development, offered with no onward chain and the added benefit of off-street parking.

Accessed via a secure entrance, the flat opens into a small entrance hall which leads to both the kitchen and living room. The kitchen is practical and well arranged, with a large window offering a pleasant view over the rear communal garden. There is plenty of space for utility connections, and the combination boiler is also fitted in the kitchen.

The living room is bright and spacious, with large windows overlooking the front of the property. From here, there is access to both bedrooms, both of which are doubles. The principal bedroom is the larger of the two and positioned to the front, while the slightly smaller double bedroom faces the rear.

The bathroom comprises a shower over the bath, WC and basin, and also benefits from a





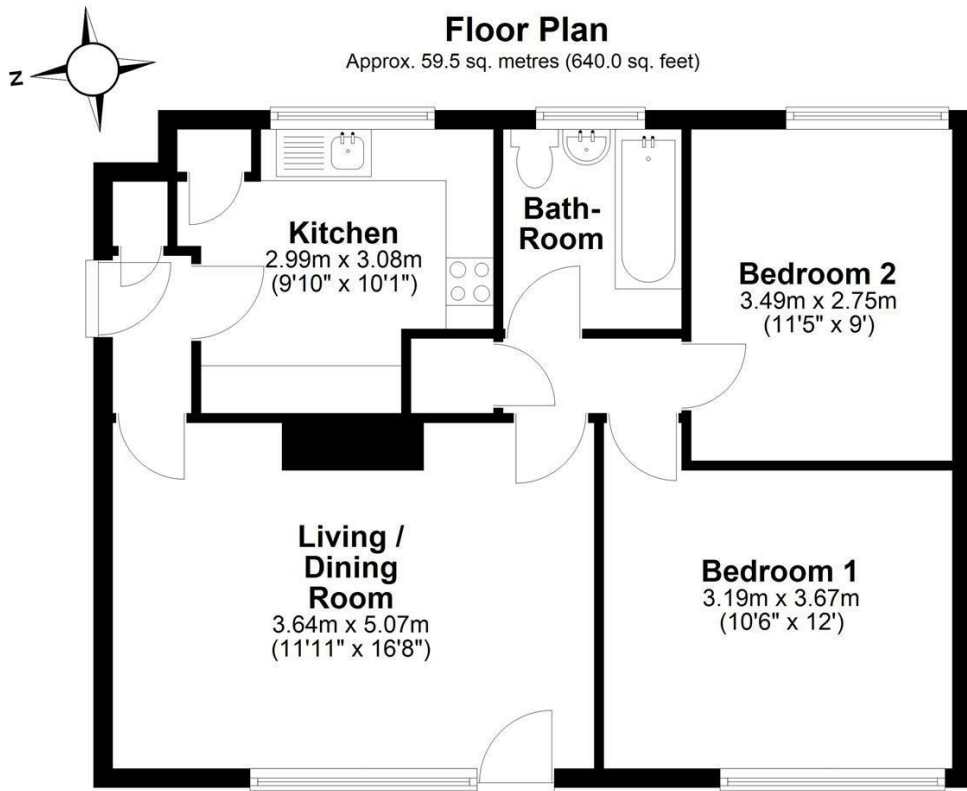
large window.

Further benefits include an airing cupboard, a storage cupboard beside the front door, and additional external storage beside the property.

Freshly decorated throughout, this flat presents a great opportunity to secure a well-proportioned home in a fantastic location, close to the amenities of Histon Road, public transport links into the city centre, and access to the A14.

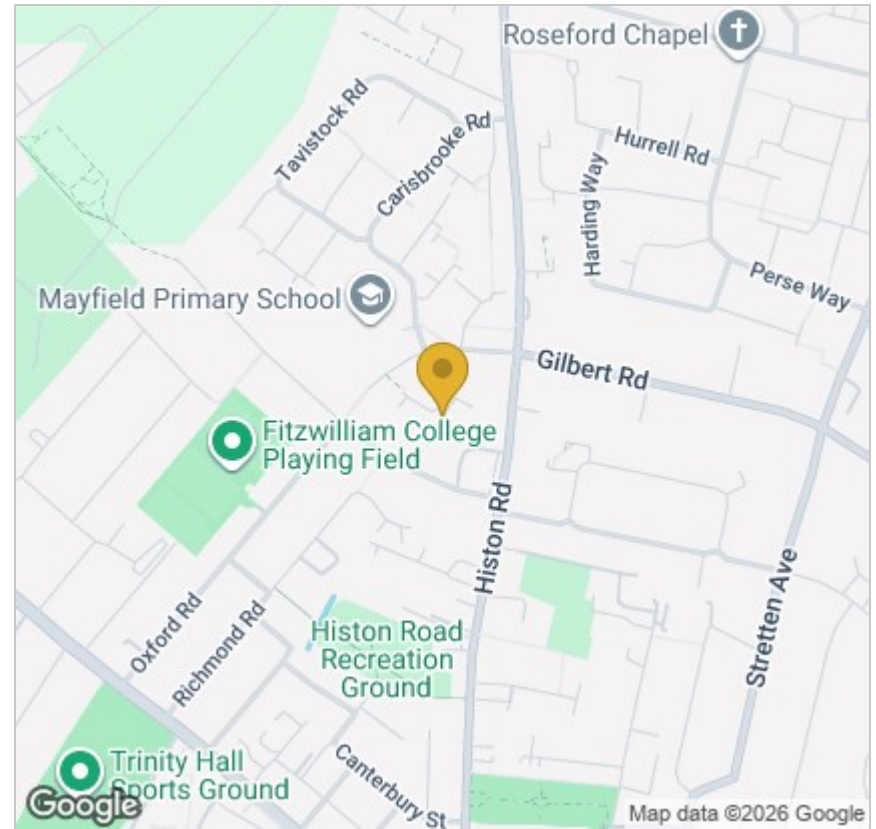
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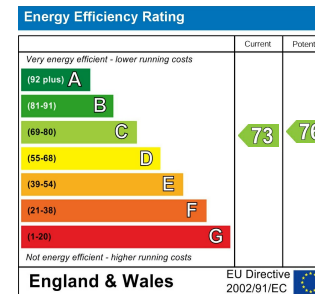


Total area: approx. 59.5 sq. metres (640.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold with 972 years remaining.

Service charge £1,320 p.a. & no ground rent

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