Radcliffe & Rust
Residential sales & lettings

18 Sweetpea Way, Cambridge CB4 2ZA
Guide Price £300,000

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive two bedroom apartment in Sweetpea Way, Orchard Park in Cambridge, CB4. Located in the South Cambridgeshire district, the property is in a perfect location to easily access central Cambridge as well as the A14 being a few minutes drive away. Cambridge North Train Station is also very easily accessible which has direct access to London Kings Cross. The property is close to necessities with a doctors, dentist and pharmacy all within one km of the property. The closest primary school is Orchard Park Community School which is 0.2 miles from the property (around a 5 minute walk) and was rated good by Ofsted in 2017. The closest secondary school is North Cambridge Academy which is 0.8 miles from the property.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this two bedroom apartment in Orchard Park, Cambridge. Located on the second floor, this apartment offers flexible living combined with the modern amenities one would like in a property. Upon entering the apartment, you will find a light and welcoming hallway. With two large windows, this space is flooded with natural daylight and the dark wooden flooring is not only practical but it creates a great contrast against the clean white walls and doors. Within the hallway there are two storage cupboards which are extremely useful for coat and shoe storage as well as household items such as hoovers and cleaning products. The first door you come to in the hallway is the open plan kitchen, dining and living room. This fantastic room offers a real sociable, relaxing and entertaining space. The kitchen is at the back of this room and thanks to the different flooring in this area, it creates a separate zone to the rest of the room. The kitchen consists of modern white units with a dark wood style laminate worktop which matches the floors perfectly. The kitchen walls are adorned with small brick metro style tiles in greys and copper and there is an integrated fridge and freezer, cooker hood, built in oven, stainless steel sink and drainer, dishwasher and the kitchen also houses the combi boiler. In the rest of the room there is space for a dining table and chairs, sofa and additional furniture if required.

Both of the bedrooms are good sized doubles and both rooms also benefit from built in wardrobes with sliding doors. The bathroom has a bath with overhead shower, W.C, hand basin and marble style floor to ceiling tiles on two walls.

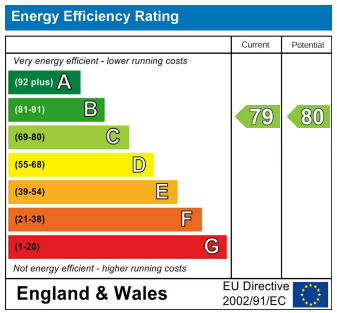
Externally there is a private balcony area which is directly accessible from the living room and is large enough for a table and chairs and is the perfect space to relax with a glass of Vino after a busy day.

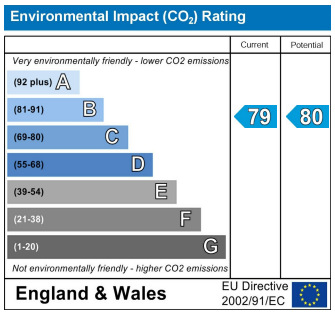
In summary, if you are looking for a move-in ready, good sized property in a fantastic location this is the property for you.

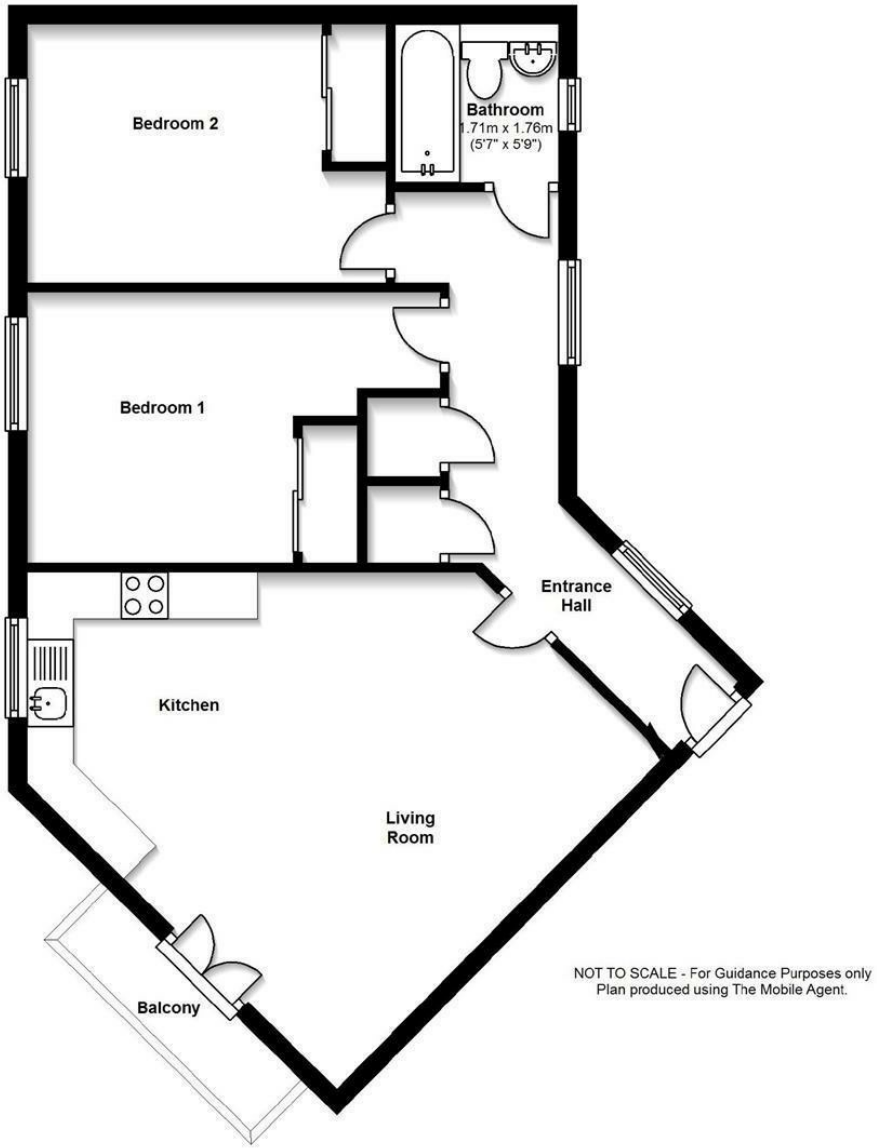
Please call us today on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

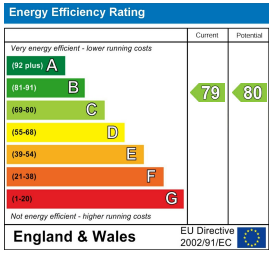
Agent notes

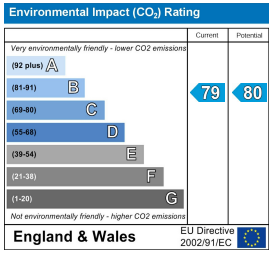
Tenure: Leasehold
Lease length: 125 year lease with 114 years remaining
Service charge: £1,368.00 Per Annum
Ground rent: £200.00 Per Annum
Council tax band: C - approximately £1,695.00 Per annum






Bedroom 2
Bathroom
1.71m x 1.76m
(5'7" x 5'9")
Bedroom 1
Entrance
Hall
Kitchen
Living
Room
Balcony
NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
80
England & Wales
EU Directive
2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
79
80
England & Wales
EU Directive
2002/91/EC