



Aster Way, Cambridge, CB4 2XR

**CHEFFINS**



## Aster Way

Cambridge,  
CB4 2XR

An extremely well presented top floor apartment, offering light filled accommodation as well as enjoying a balcony over looking the central communal green, occupying a tucked away position on this well served and established development, with an ease of access to a wealth of local amenities, Cambridge North, guided busway and major commuter links.

### LOCATION

Aster Way in Orchard Park, Cambridge, offers a superb blend of benefits, accessibility, and convenience. Situated in a modern residential development, it provides easy access to local amenities such as supermarkets, shops, and cafes, enhancing daily convenience. The proximity to the Cambridge Science Park and Business Park makes it an ideal location for professionals in the tech and research sectors. The area boasts excellent public transport links, with regular bus services and the nearby Cambridge North railway station offering direct connections to the city centre, London, and other key destinations. This ensures that commutes are straightforward and efficient. For drivers, the A14 and M11 are easily accessible, providing convenient routes for travel by car. Residents benefit from nearby green spaces, including the Orchard Park playing fields and Milton Country Park, which offer ample opportunities for outdoor activities and relaxation. Healthcare facilities are conveniently located, with local GP practices and easy access to Addenbrooke's Hospital.

2 1 1

Guide Price £275,000





## PANELLED ENTRANCE DOOR

with viewfinder leading through into:

## ENTRANCE HALLWAY

With wall mounted entry telecom system, two built in storage cupboards accessed via panelled doors, radiator and panelled doors leading into respective rooms.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect roll top work surface, inset stainless steel sink with hot and cold mixer tap and drainer to side, tiled splashback, integrated four ring electric hob, extractor hood above and oven below, integrated and concealed fridge/freezer as well as washer/dryer, further storage cupboard housing wall mounted gas fired combi boiler providing hot water and heating for the property, tiled flooring, LED downlighters, opening through to:

## LIVING/DINING ROOM

with radiators, a full height set of double glazed windows providing views over the communal areas, a set of double glazed French doors leading out onto:

## BALCONY

with metal balustrades and flooring and providing views over the communal garden.

## BEDROOM 1

with radiator and double glazed window out onto side aspect.

## BEDROOM 2

with radiator and double glazed window out onto side aspect.

## FAMILY BATHROOM

comprising of a three piece suite with wall mounted shower head and hot and cold mixer bath tap with a further shower head attachment, glazed shower partition, low level WC with concealed dual hand flush, hand wash basin with hot and cold taps, tiled surround, shaving point, wall mounted mirror, radiator, extractor fan and inset LED downlighters.

## OUTSIDE

The property is approached off Aster Way via a block paved communal parking area where there is one allocated space for the property and further guest spaces. There is then a covered entrance door leading through into the communal entrance hallway with stairs rising to the rest of the building where the property is located on the second floor.



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

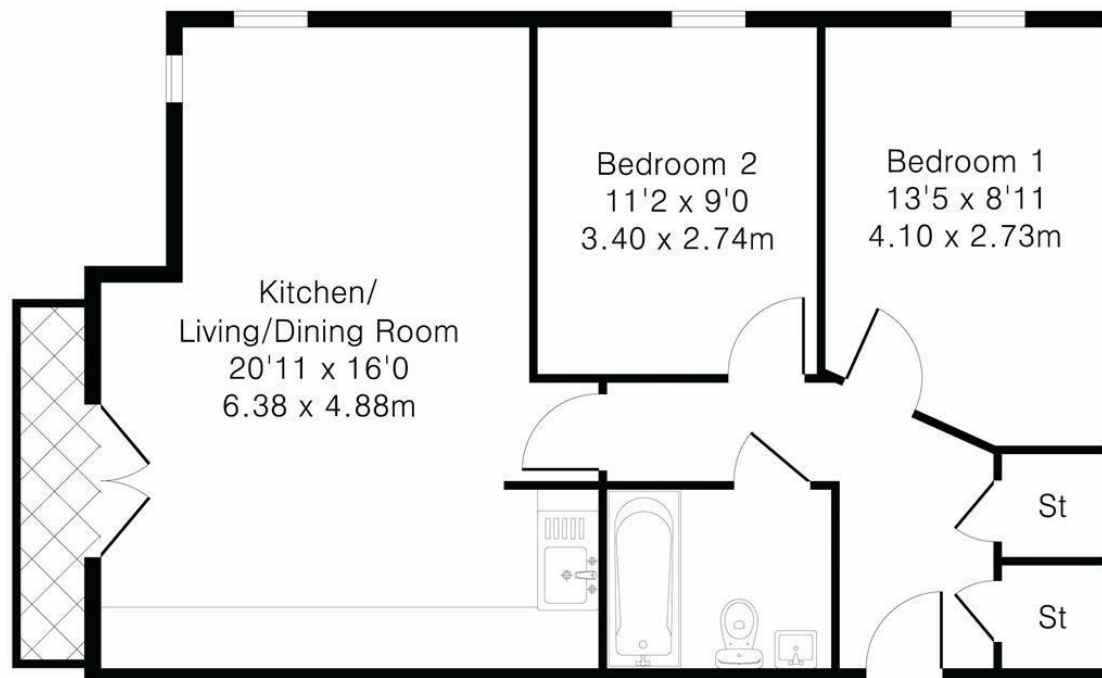
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Tenure - Leasehold

Council Tax Band - B

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 643 sq ft – 60 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.