



13 Jones Place Link Road

Sawston  
CB22 3BQ

Fixed Price


**£94,000**



**BEE MOVING SOON**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

**SHARED OWNERSHIP 40%**  
**FIRST FLOOR APARTMENT**  
**OPEN PLAN LIVING**  
**EPC - B / 81**  
**COUNCIL TAX BAND - B**  
**NO ONWARD CHAIN**  
**SQ - FT 664**  
**LEASE 174 YEARS**





Bee Moving Soon are delighted to offer for sale, this bright and spacious two bedroom first floor apartment, which is located in the heart of this thriving village, South to the city of Cambridge. The property benefits from being offered for sale on a 40% shared ownership basis and is also offered for sale with no onward chain. Your attention is drawn directly to the open plan lounge and kitchen area, which benefits from being of dual aspect, allowing the light to flood through.

Communal secure entrance, private entrance hallway, lounge / kitchen, two double bedrooms, bathroom, parking.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and nearby Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.













### COMMUNAL ENTRANCE

Entrance door via intercom system, stairs rising to first floor.

### PRIVATE ENTRANCE HALL

Entrance door; with telephone entry system, double storage cupboard, further airing cupboard with storage space, radiator; doors to.

### LOUNGE

4.417m x 3.805m (14' 6" x 12' 6")

Light floods through via the two double-glazed windows to front aspect, benefiting from being of modern open-plan design leading to kitchen, two radiators.

### KITCHEN

3.26m x 2.43m (10' 8" x 8' 0")

A modern kitchen with a range of high level and low level fitted units, incorporating appliances including oven, hob, extractor; single sink drainer with taps, wall mounted boiler; double-glazed window to side aspect, part tiled walls, downlights, wooden flooring.

### BEDROOM ONE

3.449m x 3.489m (11' 4" x 11' 5")

Benefiting from a double wardrobe with shelving and hanging space, double-glazed window to rear aspect, radiator.

### BEDROOM TWO

3.471m x 2.097m (11' 5" x 6' 11")

A further double bedroom with double-glazed window to rear aspect, radiator.

### BATHROOM

White three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; part tiled walls, obscure double-glazed window to side aspect.

### AGENTS NOTES

The property benefits from one allocated parking space, to the rear of the property is a bin storage area.

The property is sold on a shared ownership basis with a 40% share being sold at £95,000, with the total value of the property £235,000, the property can be purchased up to 100%. The property has 85 years left remaining on the lease, the owner is currently extended the lease and exchange will be offered with a new lease of 174 years.

### ADDITIONAL INFORMATION

The following charges per a month currently apply in reference to shared ownership at 40% on this property

Rent £329.88

Service Charge £90.81

#### Eligibility

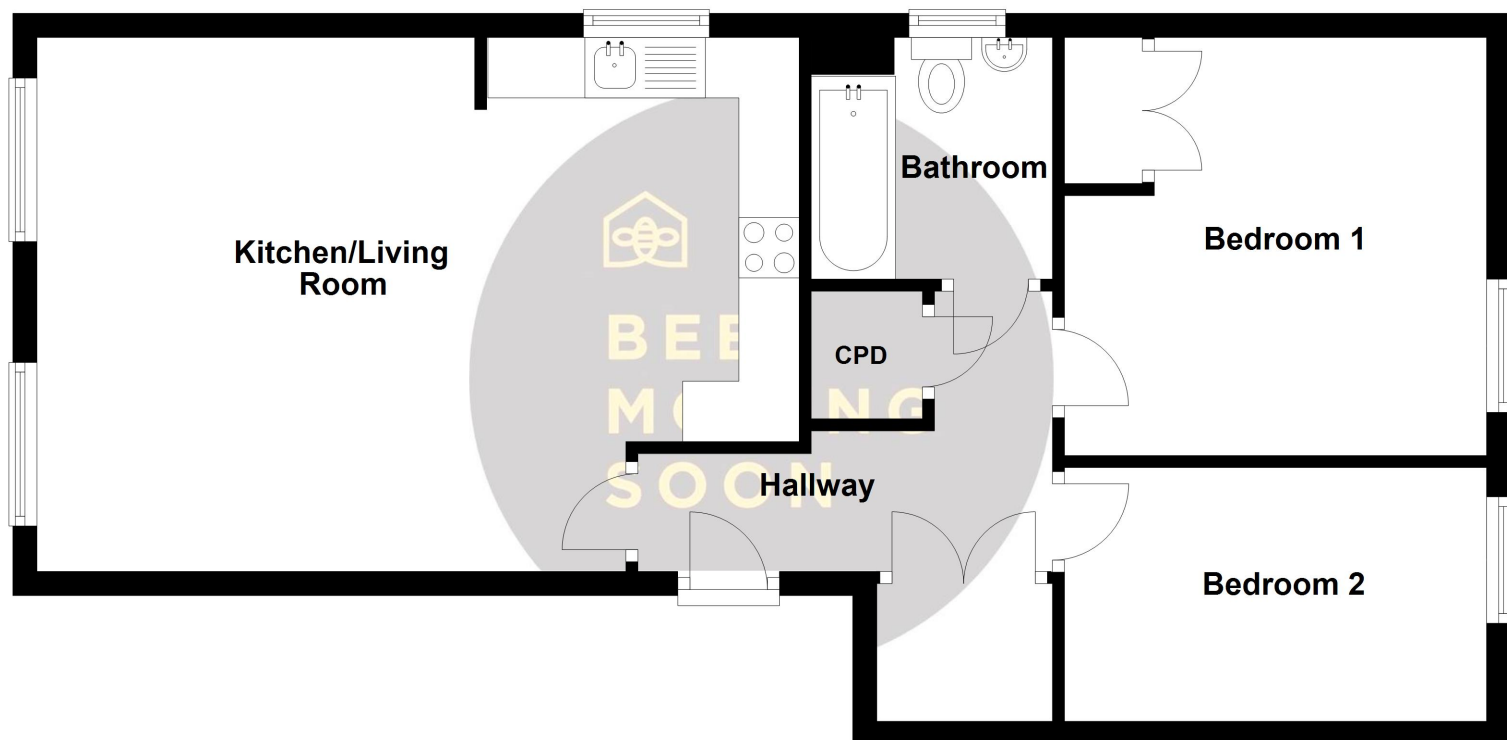
Your household income is less than £80,000

Further information available on request, please contact Bee Moving Soon



## Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

Floor plan to be used for guidance only.  
Plan produced using PlanUp.







A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK