

27 Railway Close

Sawston
CB22 3FZ

Guide Price

£325,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GUIDE PRICE £325,000 - £350,000

VERY WELL PRESENTED

OPEN PLAN LIVING

MASTER BEDROOM EN-SUITE

GENEROUS SECOND BEDROOM

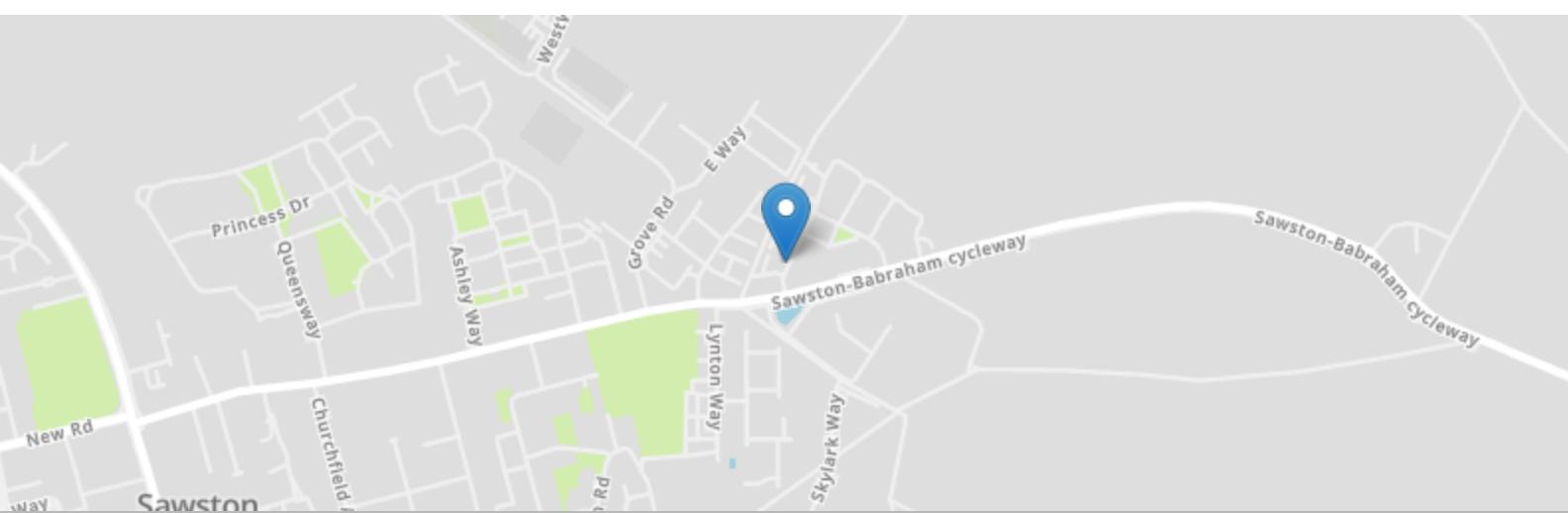
BALCONY

ALLOCATED PARKING

LIFT

EPC - 84 / B

COUNCIL TAX BAND - B



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An extremely well-presented, two double bedroom, top floor apartment, which offers versatile and spacious accommodation, with your attention drawn directly to the open plan kitchen / dining / living space, which is the hub of this much loved home. The property was constructed by highly regarded house builder Hills Residential to a very high specification in 2022 and a viewing is a must to fully appreciate this exceptional apartment.

Accommodation comprises communal entrance hallway with lift, third floor hallway, private entrance hall, lounge / dining, kitchen, master bedroom with En-suite, second double bedroom, bathroom, allocated 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 is near to 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 technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







COMMUNAL ENTRANCE HALL

Secure intercom entry system, lift providing access to floors, secure post box, stairs to floors.

ENTRANCE HALLWAY

Private entrance hallway, entry telephone system, Amtico wooden flooring, radiator; doors leading to.

LOUNGE / DINING ROOM

5.51m x 3.79m (18' 1" x 12' 5")

As soon as you walk in, you are drawn to the double-glazed full length windows and double-glazed French doors which provide access to the balcony and stunning views over the surrounding area, light flows through via the Velux window to side aspect, downlights, storage cupboards, two radiators, open plan with Amtico wooden flooring leading into Kitchen.

KITCHEN

3.73m x 1.83m (12' 3" x 6' 0")

A tastefully designed fully fitted kitchen, with a range of high level and low level units, incorporating fitted appliances including oven, hob, extractor; fridge, freezer; dishwasher; washing machine, single sink drainer with mixer taps, bank of fitted storage cupboards, downlights.

MASTER BEDROOM

3.82m x 3.54m (12' 6" x 11' 7")

Benefiting from En-suite facilities and built in wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect, radiator; door to En-suite.

EN-SUITE

Well-appointed three piece shower suite, inset in bathroom fixings with storage space, suite comprising low level w/c, wash hand basin, shower cubicle, downlights, heated towel rail, tiled flooring.

BEDROOM TWO

4.178m x 2.95m (13' 8" x 9' 8")

A very spacious second double bedroom with double-glazed window to rear aspect, radiator.

BATHROOM

Well-appointed three piece bathroom suite comprising low level w/c, wash hand basin with storage space under, bath with shower taps over; downlights, heated towel rail, tiled flooring.

PARKING & BIKE STORE

The property benefits from one allocated parking space. Brick built bike storage. Additional visitors parking space with electric charging point.

COMMUNAL GARDENS

The property benefits from a number of communal gardens and play area's.

AGENTS NOTES

The property is leasehold with the following information provided by the vendor-

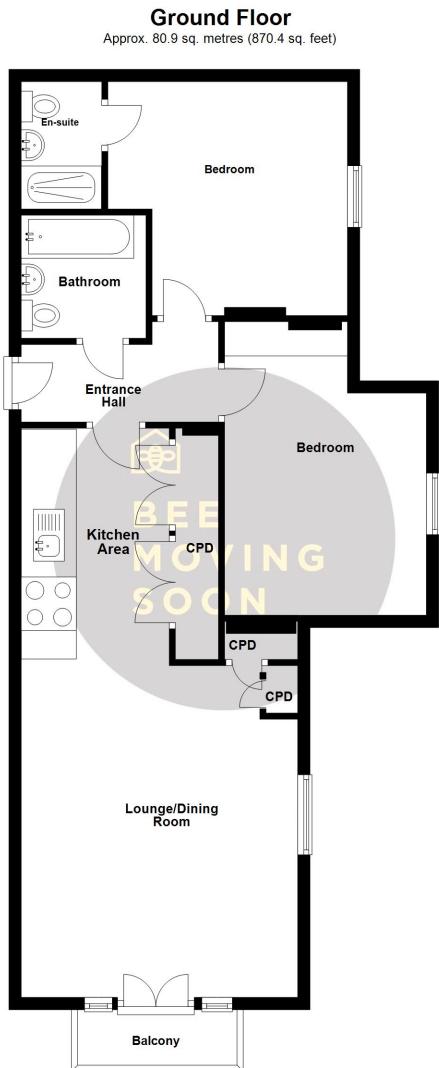
246 Years left on the lease

Estate Charge £325 per a year

Block maintenance charge £2770.78 per a year

We would recommend all of the above information is checked via solicitors prior to exchange of contracts.

FLOORPLAN



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

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





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