



78 sqm / 840 sqft

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Off road parking

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Share of freehold

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1860

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First floor apartment

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EPC - D / 58

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2 bed, 1 recep, 1 bath

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Council tax band - C

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Pampisford Road

A unique, first floor apartment forming part of a high quality conversion of a period farmhouse. The property benefits from many lovely character features including beautiful, exposed brick fireplaces within the open plan living space and there are two sizable double bedrooms, a modern re-fitted bathroom and off road parking.



Guide Price  
£280,000



The property was converted about ten years ago and is set in a leafy location, with views over mature trees to the front and pretty converted farm buildings to the rear. The apartment is finished to a very high standard, with beautiful wood flooring throughout, and both of the double bedrooms are a very good size.

Approached over a shared entrance, there is a staircase leading up to the first floor, where there is a shared hallway leading to the apartment and this houses the boiler cupboard.

The living room is a glorious open plan room with stunning, exposed brick fireplaces and a window to the front overlooking mature trees. There is a kitchen area fitted with matching floor and wall mounted cabinets, a built in oven and hob, and space for a fridge, freezer and washing machine. The adjoining living space has plenty of room for a generous sitting and dining area.

Both bedrooms are very sizable doubles benefitting from large fitted mirror fronted wardrobes providing excellent storage and adding to the light and sense of space. The bathroom has recently been re-fitted with a full luxurious Villroy and Boch suite comprising of a double ended 2 person bath with a foldback shower screen, a concealed cistern w.c., a vanity unit with inset hand-basin, a mirror fronted cabinet with an LED light mirror and heated towel rail.

The flat also benefits from a saltless water conditioner system with a water filter for the kitchen, double glazing and thermostatically controlled central heating.

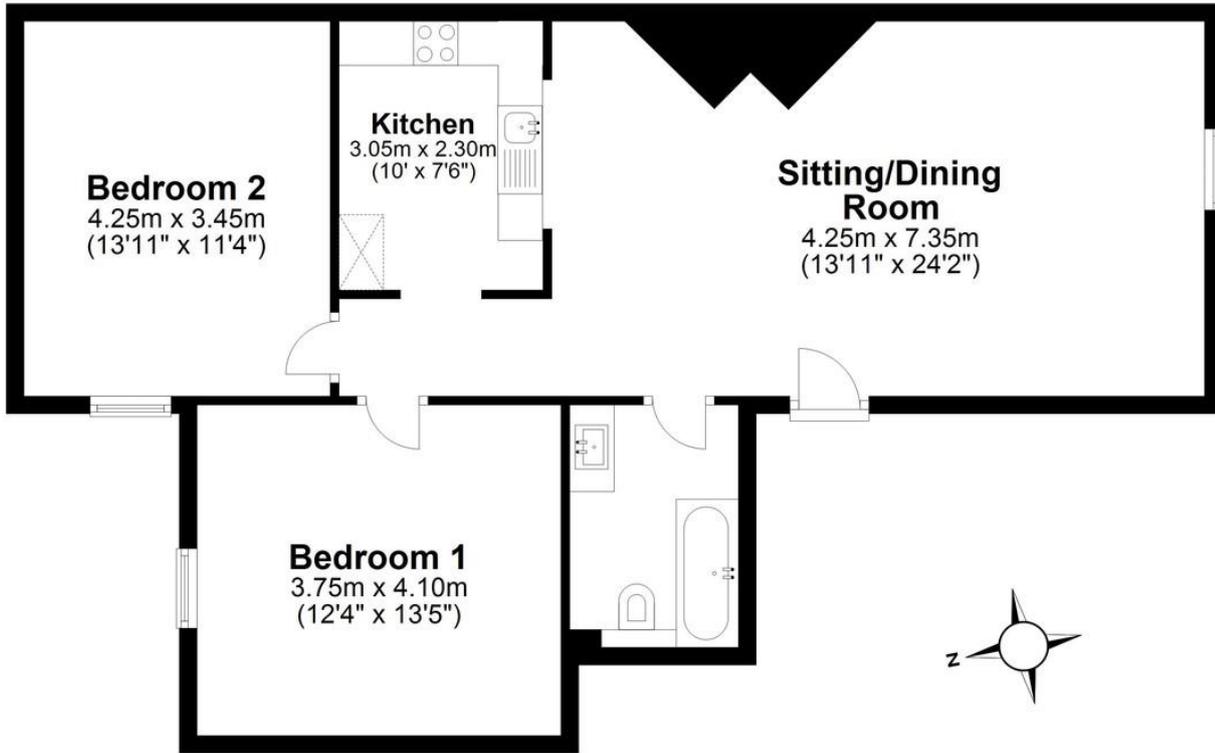
Outside, the flat has two allocated parking spaces at the front, and at the back of the property, there is space for bikes and a large plastic shed belonging to the Vendor that can be used for storage.

The owner currently pays £120 PCM towards the management costs and this covers general maintenance, upkeep of the property & grounds, insurances etc.



## First Floor

Approx. 78.0 sq. metres (840.1 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)

Total area:  
Approx. 78 sqm  
(840 sqft)



Little Abington and Great Abington are an attractive, traditional pair of villages about 6 miles south east of Cambridge. They have an OFSTED 'Good' primary school that feeds into Linton Village College, a post office / shop, a lovely pub restaurant, a sports ground and active cricket club, village hall and hairdresser. The village also has allotments, which can be applied for.

For commuters the A11, which links down to the M11, is only a mile away and Cambridge is easily accessed along either the A1307 or A1301. Whittlesford Parkway mainline station (Cambridge and London Liverpool Street) is about 4 miles.

Abington has its own major science park, Granta Park, which can be reached easily on foot or by bike by a footpath via the High Street or by the footpath right next to the flat. Neighbouring Babraham's science park is less than 2 miles away with a pleasant cycle and foot route over the A11 starting near the end of Bourn Bridge Road.

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