



68 sqm / 738 sqft

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Leasehold

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Two apartments

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2 bed, 2 recep, 2 bath

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On street parking

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Shared rear garden

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EPC - C (each)

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Council tax - A (each)

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High Street

Two one bedroom flats, recently refurbished and excellently positioned in Sawston, a popular south Cambridge village. Good links to Cambridge city centre, to the M11 and also to Granta Park.

Both rented on AST's with a collective rent of £1,550 PCM



Guide Price  
£350,000



A pair of 1 bedroom apartments created as part of a renovation programme completed early 2020. Each flat has been finished to a good standard and is smartly presented throughout.

#### GROUND FLOOR

Accessed via a side passage and a private entrance door at the back. There is an open plan living room/ kitchen, which has an electric hob, oven, fridge and space for a washing machine. The bathroom comprises of a free standing shower, hand basin and w.c. At the front of the property is a good-size double bedroom.

Heating is electric and all windows are double glazed. There is a rear garden with a patio area and lawn, which is shared with the flat above.

#### FIRST FLOOR

Accessed via a private front door with fob entry with stairs leading to the first floor. The living room is a good size and the kitchen is fitted with an electric hob, oven, fridge and washer/dryer.

There is a stylish fitted bathroom and generous double bedroom to the front.

Heating is electric and all windows are double glazed. There is a rear garden with a patio area and lawn, this is shared with the flat below.

Leasehold DETAILS TO BE CONFIRMED

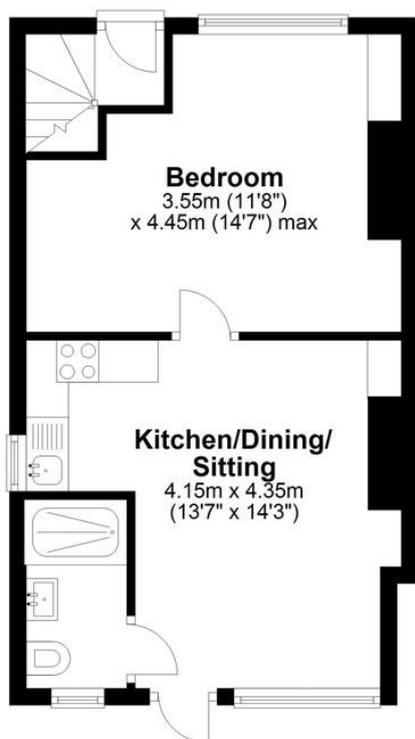


Ground Floor:  
34.2 sqm / 368.0 sqft

First Floor:  
34.3 sqm / 369.7 sqft

### Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)

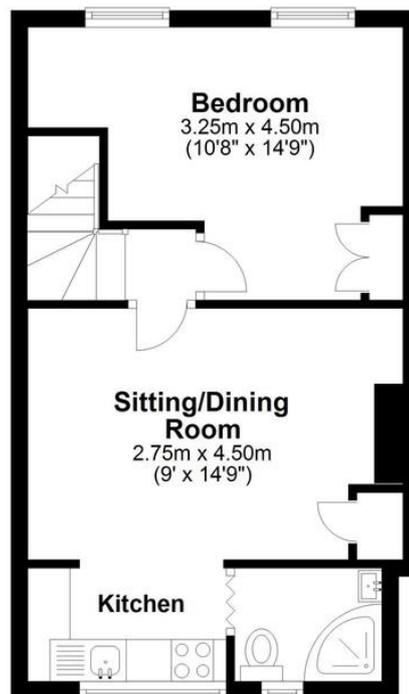


**Bedroom**  
3.55m (11'8")  
x 4.45m (14'7") max

**Kitchen/Dining/  
Sitting**  
4.15m x 4.35m  
(13'7" x 14'3")

### First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



**Bedroom**  
3.25m x 4.50m  
(10'8" x 14'9")

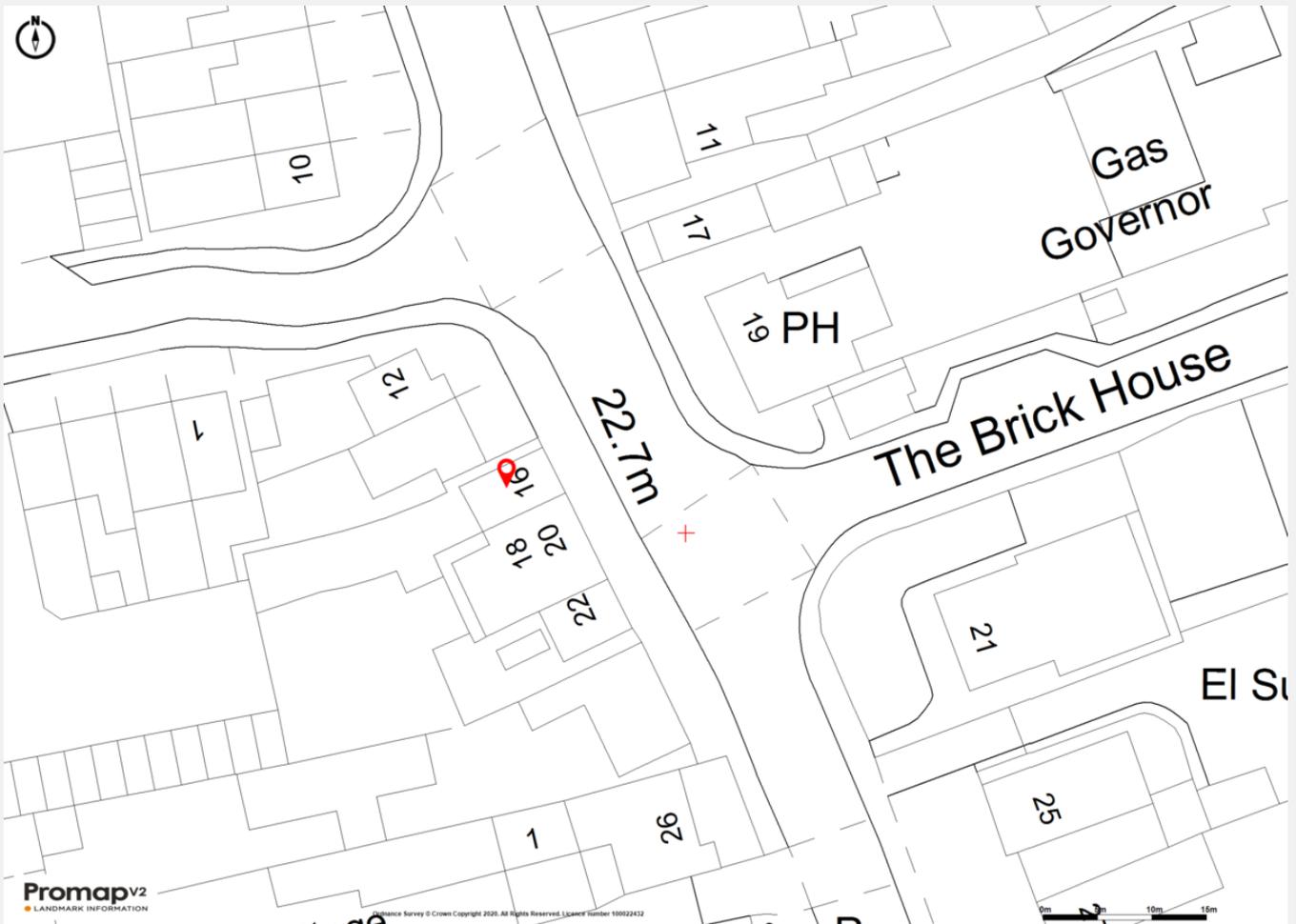
**Sitting/Dining  
Room**  
2.75m x 4.50m  
(9' x 14'9")

**Kitchen**

Total area: approx. 68.5 sq. metres (737.8 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

Total area:  
Approx. 69 sqm  
(738 sqft)



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles). There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public. There is very little need to leave the village for day-to-day living

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