



HARVEY ROBINSON

£200,000

2 Sterling Way

Upper Cambourne, CB23 6AR

- Two Bedroom Ground Floor Flat
- Private Entrance
- Allocated Parking
- Communal Garden

- Ensuite to Primary Bedroom
- Sought-after Village Location
- Perfect First-time Purchase
- Viewing Highly Recommended

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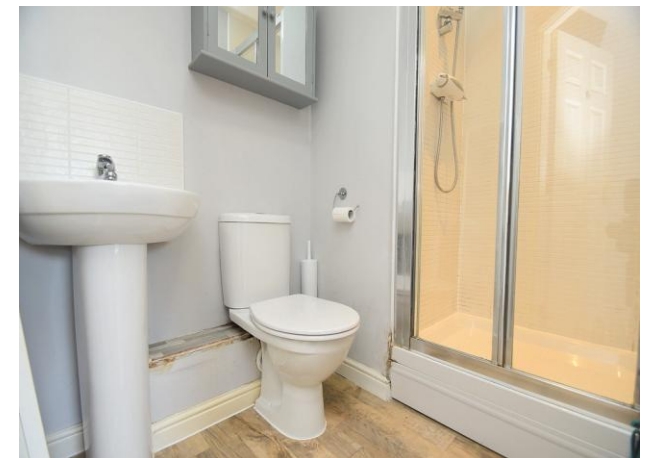
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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to offer for sale this spacious two-bedroom ground-floor flat in the sought-after village location of Upper Cambourne. Well-presented and modern, this property comprises of a spacious entrance hall, a dual-aspect lounge/diner, a modern kitchen with plenty of storage space, two double bedrooms with an ensuite the primary bedroom, a family bathroom, and plenty of storage throughout. This property is in a prime location in the village with views overlooking the local cricket pitch and is an ideal first-time purchase! Viewing of this property is highly recommended and interest is expected to be high. To avoid missing out, please get in touch to arrange your viewing by contacting our St Neots office!



LOCATION AND AMENITIES

Located in South Cambridgeshire, Cambourne proves popular with professionals commuting to Cambridge and London, and families wanting to escape the city life, whilst having Outstanding schools and amenities on the doorstep. The nearby transport links make Cambourne the perfect location for anyone working in Cambridge or London. With regular bus services accessing Cambridge City Centre within 20 minutes, direct access to the A428, and the nearest Train Station in St Neots providing access into London Kings Cross within approximately 40 minutes, there are options for all transport methods.

Cambourne itself provides a wealth of amenities including a Supermarket, Family Pub/Restaurant, Dental Surgery, Medical Centre, Shops, and Eateries. Cambourne is also home to the Cambridge Belfry Hotel & Spa, offering beautiful lakeside views. You will find a health club including a state-of-the-art Gym, 12-meter swimming pool, and a relaxing spa offering a range of treatments, a sauna and steam room – The perfect place to unwind. The Belfry also benefits from its modern and stylish Bar and Restaurant, The Bridge.

Cambourne is excellent for families, with multiple primary schools, and secondary school within the catchment area. There are also a number of play parks within walking distance of all areas. One of Cambourne's most popular features is its stunning Nature Reserve which offers 90 hectares of woodland, lakes and ponds. The allocated walking trails provide a perfect opportunity for dog walks and to explore the beautiful countryside views. Families can also make use of the cycling routes, and discover the wildlife as they go. Cambourne offers something for everyone, as it continues to expand and develop, it could be the perfect place to settle in your new home.



FAQ'S

Property Built: 2007

Property Tenure: Leasehold

Ground Rent: £260 per annum (reviewed every 10 years)

Service Charge: £1,890 per annum

Length of Lease: 109 years remaining

Council Tax Band: B

EPC: C

Water Meter: Yes

Parking: Allocated Parking at Rear

How Long Have Vendors Lived Here: Since 2021

Vendors Onward Movements: Upsizing - will need to purchase

What3Words Location: ///trainers.inflation.measure

Postcode For SatNav: CB23 6AR

Boiler: Installed in 2008

Garden: Communal

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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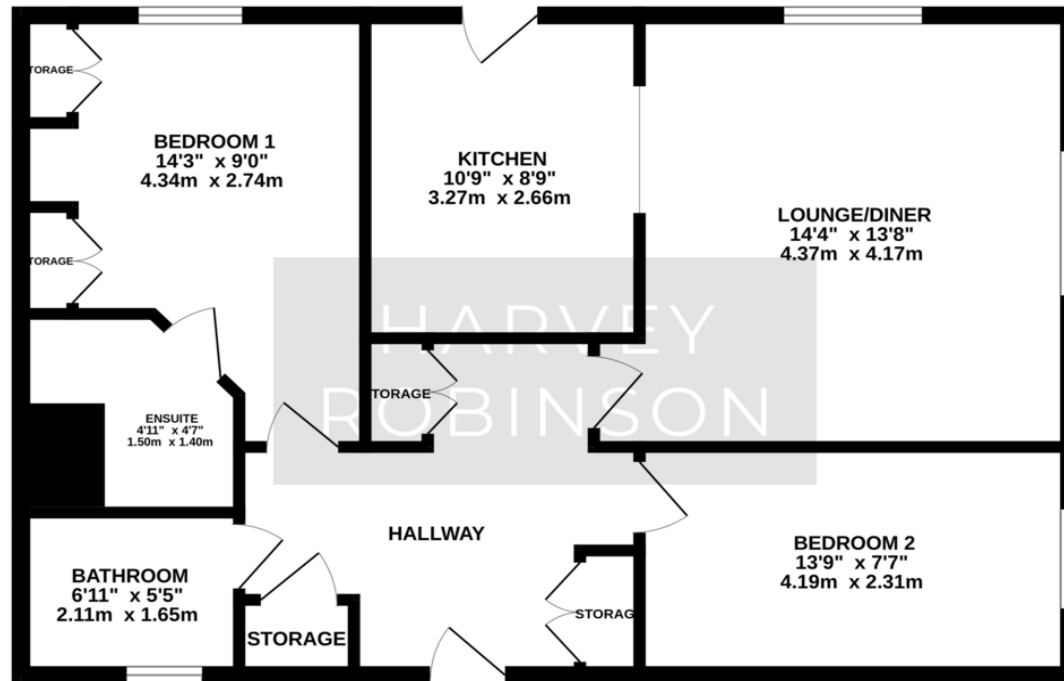
Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating



GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 sq.m.) approx.
Made with MetroPix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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