



Chieftain Way, Cambridge, CB4 2EY

pocock & shaw



Residential sales, lettings & management

108 Chieftain Way  
Cambridge  
CB4 2EY

- 50% share for sale – possibility to purchase up to 100%
- Well proportioned accommodation
- Fitted kitchen
- Living room with access to terrace
- Gas central heating
- Double glazing
- Allocated parking space
- Communal bike store
- Great first time purchase
- Good access to city centre, A14/M11

£120,000 - for the 50% Share



Chieftain Way forms part of a modern development situated on the north side of the city, conveniently placed for access to Cambridge Science Park and the A14 road network which links with the A1 to the north and the M11 to the south. There is a variety of local shopping available in Histon Road with more comprehensive facilities available in the city centre or at the nearby Grafton centre. The city offers a wide range of cultural, social and sporting activities and there is a mainline railway station with services to London's King's Cross and Liverpool street in about 50 minutes and 70 minutes respectively.

This well-proportioned ground floor apartment is available to purchase on a 50% share basis through the Shared Ownership Scheme.

#### AGENTS NOTE

50% share is being purchased. Prior to purchasing **ALL** applicants will need to be registered and approved by Help to Buy - this can be done on their website 'Help to Buy Agent 3'

In detail the accommodation comprises;

**COMMUNAL ENTRANCE DOOR** with entrance phone system.

**THE APARTMENT** with front door to;

**HALLWAY** entrance phone, built in cupboard with electric consumer unit, airing cupboard with slatted wood shelving.

**LIVING ROOM** 15' 5" x 11' 4" (4.7m x 3.45m) with double glazed sliding patio door and glazed side panel to south east facing paved terrace (22'0 x 7'0 approx.) with wrought iron railed surround, pedestrian gate and lighting.

**KITCHEN** 9' 0" x 8' 8" (2.74m x 2.64m) with good range of built in wall and base units with roll top work surfaces and tiled splashbacks, space for electric cooker with extractor hood over, space for fridge/freezer and under counter washing machine, wall mounted Vaillant gas central heating boiler, stainless steel sink unit and drainer, extractor fan.

**BEDROOM** 14' 9" x 9' 1" (4.5m x 2.77m) with window to front, radiator.

**BATHROOM** with panelled bath with chrome shower unit and fully tiled surround, wash handbasin with tiled splashbacks, shaver point and mirror over, wc, radiator, extractor fan.

**OUTSIDE** The apartment benefits from its own paved terrace and allocated off road parking space (number 108).

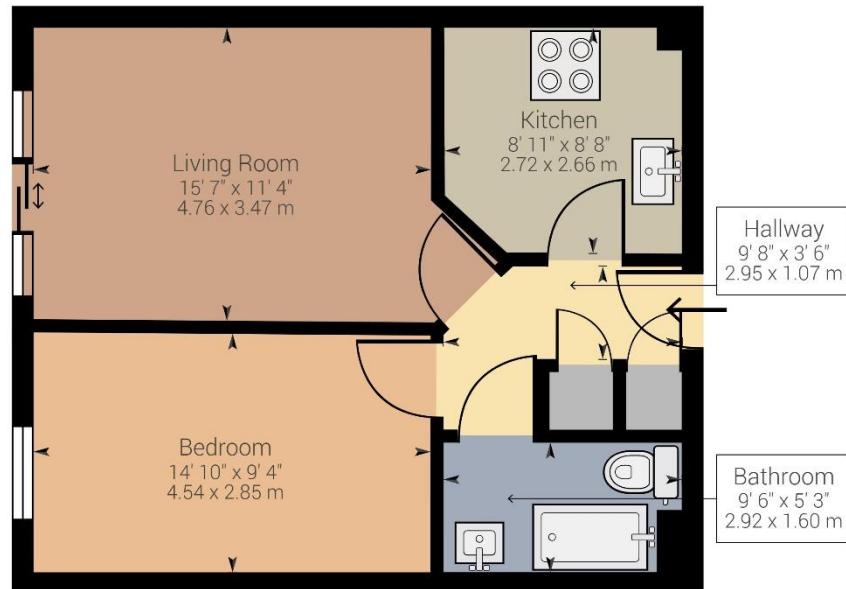
**SERVICES** All mains services.

**TENURE** The property is Leasehold. 123 years unexpired. 50% share available. Monthly service charge £54.27. Monthly rent £251.57.

**COUNCIL TAX** Band B

**VIEWING** By arrangement with Pocock & Shaw





Approximate net internal area: 505.68 ft<sup>2</sup> / 46.98 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	81
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested