



Eagle Street, Cambridge  
**£450,000 Leasehold**

**Sharman  
Quinney**

# Key Features



240 Years remaining as of 01 Jan 2021

£3100.00 Ground Rent per annum

Review due: Ask Agent

£3100.00 Service Charge per annum

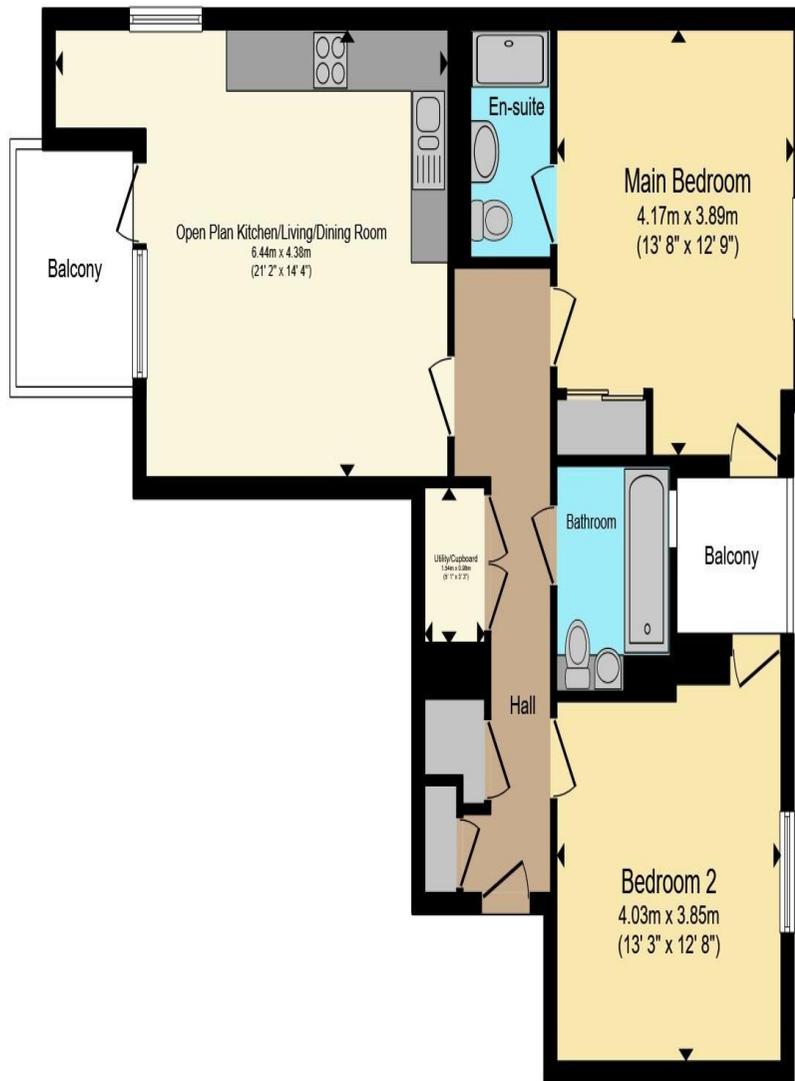
Review due: Ask Agent

- Prime Location with Easy Access to Cambridge Railway Station
- Prestigious Ironworks Development
- First Floor Apartment
- Bright Open Plan Living/Kitchen Area
- Two Spacious Double Bedrooms

Situated within the highly acclaimed Ironworks development by Hill, just off Mill Road in the sought-after Petersfield district, the property offers excellent access to the railway station and Cambridge city centre.

Located on the first floor with lift and stair access, the apartment features a welcoming entrance hall





**First Floor**

Total floor area 74.1 m<sup>2</sup> (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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with Amtico flooring, a secure entry phone system, and ample built-in storage.

The open-plan sitting room and kitchen benefit from large windows providing abundant natural light. The modern kitchen includes a range of wall and base units, integrated appliances, and access to a private balcony overlooking the communal areas.

There are two generous double bedrooms, with an en-suite shower room to the principal bedroom, alongside a stylish family bathroom.

Additional benefits include underfloor heating and secure undercroft parking.

Entrance hall

Open plan kitchen / living area - 6.44m x 4.38m (21'2 x 14'4)

Balcony

Bedroom one - 4.17m x 3.89m (13'8 x 12'9)

En-suite

Bedroom two - 4.03m x 3.85m (13'3 x 12'8)

Balcony

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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