



Radcliffe & Rust
Residential sales & lettings

23 Falkner Road, Cambridge CB22 3JP
Guide Price £210,000

Radcliffe & Rust are delighted to offer, for sale, this immaculately presented two bedroom flat, in the highly sought after village of Sawston which is approximately seven miles south of Cambridge. The village offers fantastic education establishments comprising of two primary schools as well as a village college for secondary education. Falkner Road is in the catchment area for Icknield Primary School (located just under 0.2 miles from the property and around a 5 minute walk) which received a Good rating from Ofsted in 2018. There is a thriving social and recreation network including football and rugby teams, a cricket club, Scouts, Guides and Brownies, drama groups as well as a cinema and four public houses. Since 2005, Sawston has hosted an annual music festival which is enjoyed by many. There is a cycle path which joins the village to surrounding Babraham and Abington and a bus service from Cambridge to Sawston runs every thirty minutes. Whittlesford Parkway train station is only two miles from the property and offers a direct line into London Liverpool Street.

Radcliffe & Rust Estate Agents, Cambridge are delighted to offer for sale 23 Falkner Road, Sawston, CB22, a two bedroom second floor flat and available with the benefit no onward chain. This property is the perfect blank canvas for the new owner to really put their stamp on and make their own.

Upon entering the hallway, there is a door on the right hand side which takes you directly out to the property's outside space consisting of a private balcony. The balcony has both covered and non-covered areas and could comfortably fit a table and chairs, and offers views over the large communal lawn that surrounds the building. To the left hand side of the hallway is the large living/dining room. This room is flooded with light due to the large window and modern spotlights and is a very calm and inviting room, thanks to the neutral light grey painted walls which match the grey carpet and curtains perfectly. The living room has a second door which leads to the two bedrooms and bathroom as well as a storage cupboard.

The neutral and calming decor is continued throughout the two bedrooms. The first is a great size and has a very useful storage cupboard, which could be used as a wardrobe if required. The second bedroom is also a well sized double whilst also benefiting from having a storage cupboard. The bathroom is perfectly located within the property to be easily accessed from all rooms. The bathroom has a bath with over head shower, hand basin, W.C and mirrored storage cupboard. The bath is tiled with white square tiles which give a clean and modern appearance.

The kitchen has white gloss cupboards and silver door handles. There is a built in cooker hood, stainless steel sink with drainer and modern wood effect lino flooring. There is space for a freestanding oven, washing machine and tumble dryer. Within the kitchen there are two built-in cupboards, one of a pantry style that holds the property's water softener and the other which holds the electric metre and is very good for storage. The boiler can also be found in

the kitchen.

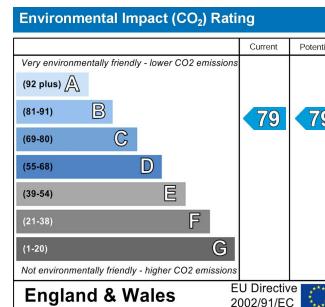
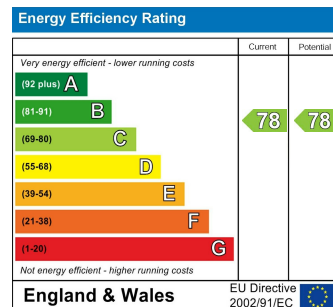
Outside, the property benefits from generous communal parking, spacious communal gardens and a private secure storage, ideal for the storing of bicycles.

In summary, 23 Falkner Road, Sawston, would be a perfect purchase for a first time buyer, or someone looking to downsize, that wants to avoid the added stress of lots of work after moving in. Secondly, with an anticipated rental income of £700.00 PCM, this flat would be the perfect investment property, for someone who is looking to add to their rental portfolio.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

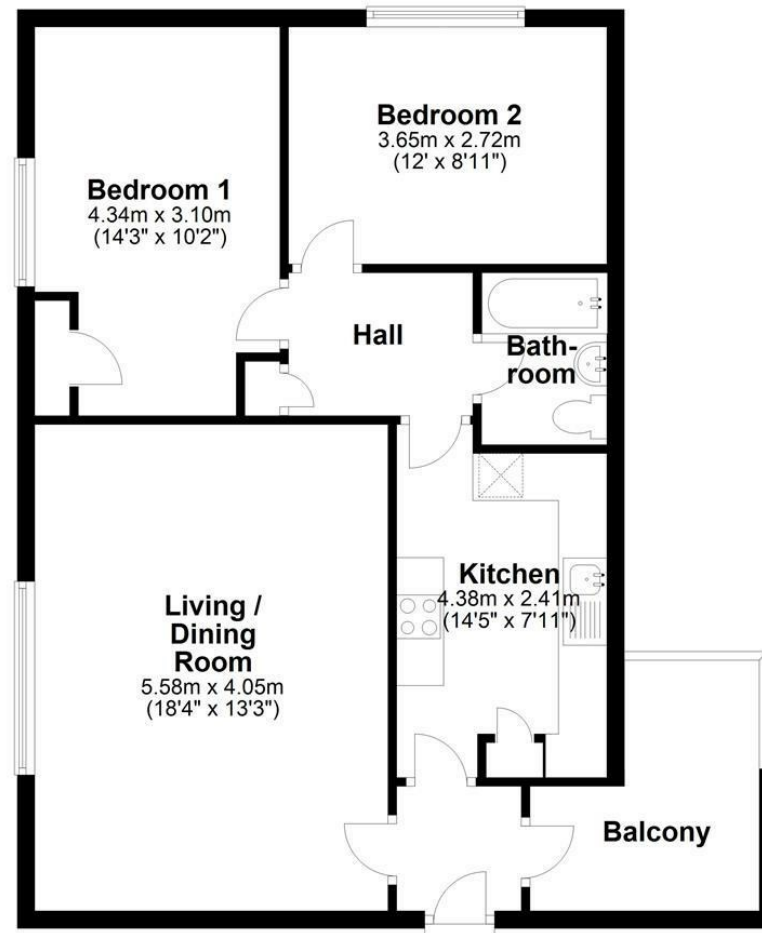
Agents notes

Tenure: Leasehold (90 years remaining)
Chain: Chain-free
Council Tax: Band B
Ground rent: £10.00 per year
Service charge: £400 per year





Floor Plan
Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

