



5 Egbert Walk, Northstowe  
Cambridgeshire, CB24 1DN

Guide price £235,000

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## 5 Egbert Walk

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- No Onward Chain
- Private Balcony
- Wonderful Condition
- Two Parking Spaces

An excellently presented two-bedroom second floor flat, located in the desirable Northstowe area with excellent access to local amenities and transport links.

Accessed via a secure entry system, the property opens into a bright, neutrally decorated entrance hall, with a window allowing plenty of natural light. The hallway is spacious and also benefits from a deep storage cupboard.

Both bedrooms are positioned to the front of the property. The principal bedroom is an excellent sized double and benefits from an en-suite shower room. The second bedroom is also a double, slightly smaller than the principal bedroom, and is currently used as both a home working space and a spare bedroom.

The family bathroom is finished to the same specification as the en-suite and includes tiling around the shower area. Importantly, it also benefits from a window in addition to the extractor fan, providing excellent ventilation.





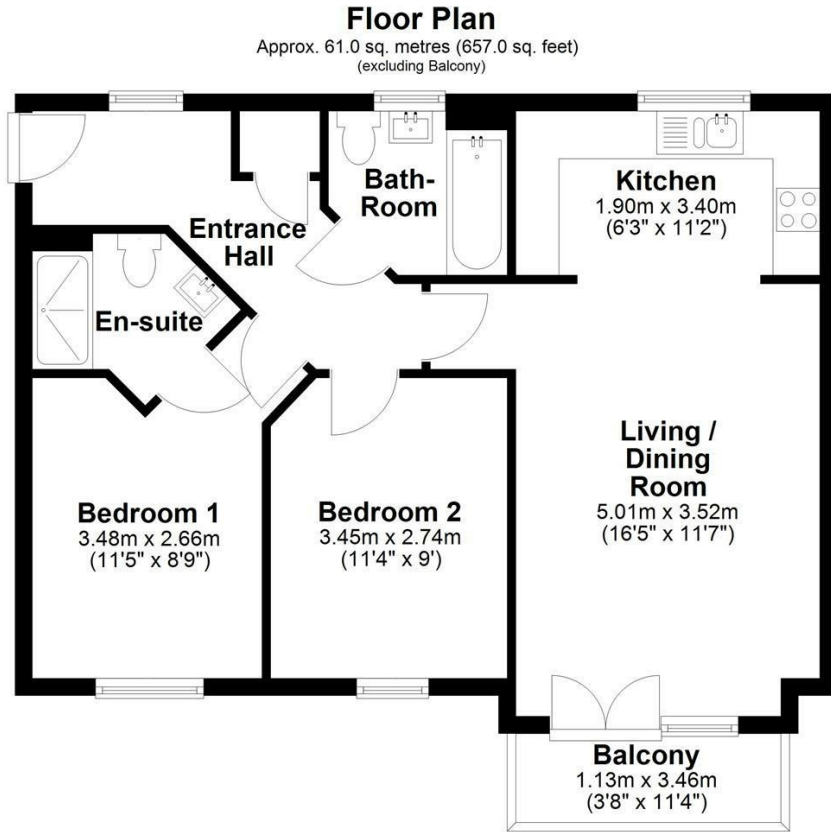
The kitchen, dining and living space is a real highlight of the property. The kitchen is fitted with a range of high and low level cupboards, a gas hob, integrated fridge/freezer, dishwasher and plenty of countertop space. Being double aspect, the room is flooded with natural light and offers ample space for both a dining table and lounge area.

Furthermore, the west-facing balcony provides a fantastic private outdoor seating space.

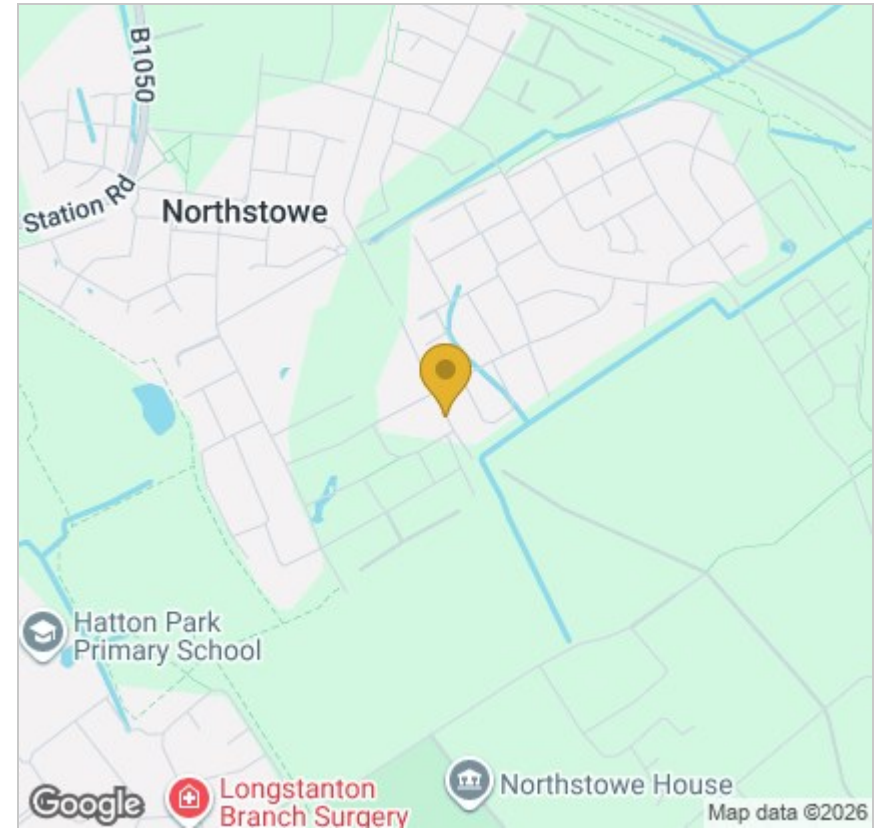
Available with no onward chain, this is an excellent opportunity to acquire a fantastic flat with the added benefits of a long lease and allocated private parking.

[///vital.taxpayers.galloping](http://vital.taxpayers.galloping)

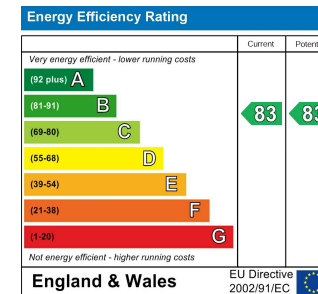




Total area: approx. 61.0 sq. metres (657.0 sq. feet)



### Energy Efficiency Graph



Tenure: Leasehold, with 120 years remaining.

There is a peppercorn ground rent. The current service charge is £1,526.24 per annum, and there is also an annual estate green fee, which was £143.16 for the previous year.

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