

21 Railway Close, Sawston, Cambridge, CB22 3FZ

Guide Price £350,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A STYLISH, CONTEMPORARY SECOND FLOOR APARTMENT, CONSTRUCTED IN 2022, BEAUTIFULLY PRESENTED THROUGHOUT AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER CAMBRIDGESHIRE VILLAGE.

- 2 double bedroom 2nd floor apartment
- 1 bathroom, 1 reception room
- Gas fired central heating & air circulation system
- Master bedroom with en suite
- Council tax band- B
- 750 sqft/70 sqm
- Built in 2022
- Allocated parking
- EPC-B /85
- NHBC guarantee

The property was constructed in 2022 by awarding winning Hill Group, a company synonymous with traditional quality construction with luxury contemporary finish. The property is perfect for first-time buyers or indeed investment buyers looking for a buy-to-let opportunity.

The accommodation comprises a communal reception area with both elevator and stairs to the floors above. Upon entering the apartment there is a spacious and welcoming reception hall with generous cupboard housing the air circulation system plus a further coat and shoe cupboard. There are two double bedrooms, the master bedroom has en suite facilities plus a main bathroom. The current owner utilises the second bedroom as a formal dining room so there is a good degree of flexibility. The open plan kitchen/dining/living room is a generous dual aspect room with French doors to a balcony. The kitchen area is fitted with attractive cabinetry, ample fitted working surfaces, a central preparation island plus integrated appliances and these include a four ring induction hob, oven, extractor, fridge/freezer, dishwasher plus a cupboard housing a wall mounted Viessman boiler.

Outside there is allocated parking for one vehicle plus bin and bicycle storage.

Location
Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure
Leasehold
Leasehold is 250 years from December 2022, with 246 years remaining.
Block maintenance charge is £2770.78 per a year.
Estate Service charge is £325 per annum, this is reviewed annually and is adjusted according to associated costs.

Services
Mains services connected include: gas, electricity, water and mains drainage. Air circulation system

Statutory Authorities
South Cambridgeshire District Council
Council tax band-B

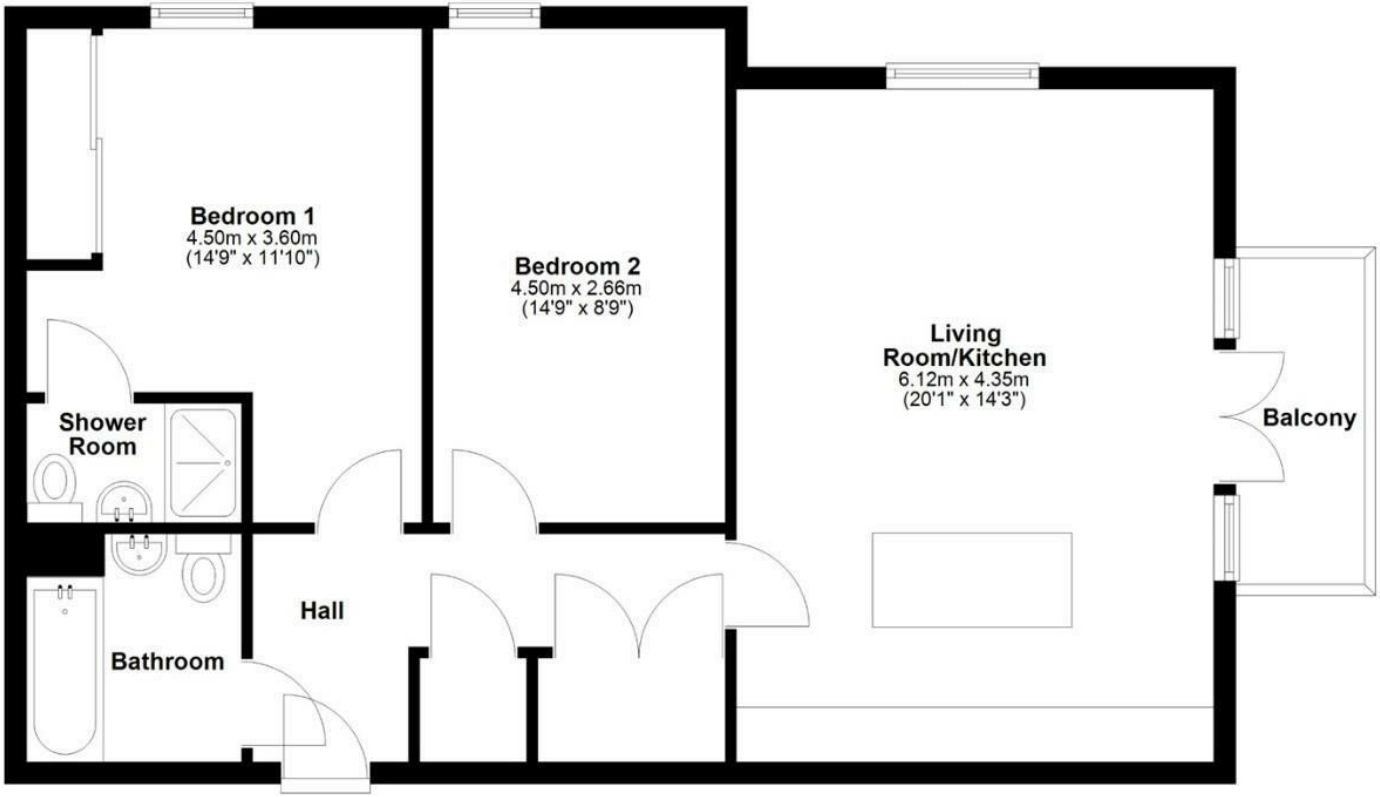
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

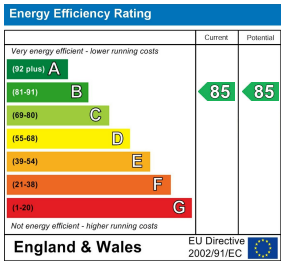




Second Floor



Approx. gross internal floor area 70 sqm (750 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











