



Swallow Close, Longstanton  
CB24 3EU

Pocock + Shaw

8 Swallow Close  
Longstanton  
Cambridge  
Cambridgeshire  
CB24 3EU

A bright and well-proportioned two bedroom apartment in this well connected and increasingly popular village about 7 miles north west of Cambridge.

- Two bedroom modern apartment
- Village location
- Conveniently located for Guided Busway and A14
- Main bedroom with en suite shower room
- Bathroom
- Open plan living area with windows to two aspects
- Fitted kitchen area
- Allocated parking
- No upward chain

Guide Price £230,000



Longstanton is an increasingly sought after area just north of Cambridge with the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.

This first floor two bedroom apartment offers bright and well proportioned accommodation with an en suite shower room off the main bedroom, a bathroom, and an open plan living area with windows to two aspects.

Offered with no upward chain, the property in detail comprises;

**Communal entrance** with entrance phone system and stairs to all floors. Private front door to

**Entrance hallway** with airing cupboard with slatted wood shelving and Megaflo unvented hot water cylinder, entrance phone, radiator, doors to

**Living room** 17'10" x 11'8" (5.44 m x 3.55 m) open plan room with windows to two aspects comprising:

**Open plan kitchen area** 11'8" x 5'7" (3.55 m x 1.70 m) with a good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, built in four ring stainless steel gas hob with stainless steel splashback and chimney extractor hood over, Zanussi electric oven below. Zanussi washer/dryer and fridge/freezer (to remain). Under unit lighting, cupboard housing the Potterton Promax SL boiler, ceramic tiled flooring.

**Sitting/ Dining area** 12'4" x 11'8" (3.76 m x 3.55 m) with windows to two aspects, two radiators, media point (sat, radio and TV connections).

**Bedroom 1** 12'7" x 9'2" (3.83 m x 2.79 m) with window to side, radiator, TV point, double doors to built in wardrobe with hanging rail and shelving, door to

**En suite shower room** with window to side, fully tiled and enclosed shower cubicle with chrome shower unit, WC with concealed cistern, vanity wash handbasin with shaver point over, chrome heated towel rail, ceiling mounted spotlight unit, extractor fan.

**Bedroom 2** 10'8" x 8'4" (3.26 m x 2.53 m) with window to side, radiator, TV point.

**Bathroom** with panelled bath with chrome shower unit over, fully tiled surround, glass shower screen, wash handbasin with part tiled wall behind, heated towel rail, shaver point and mirror, WC with concealed cistern, extractor fan, ceiling mounted spotlight unit.

**Outside** Allocated parking space in courtyard to rear of building

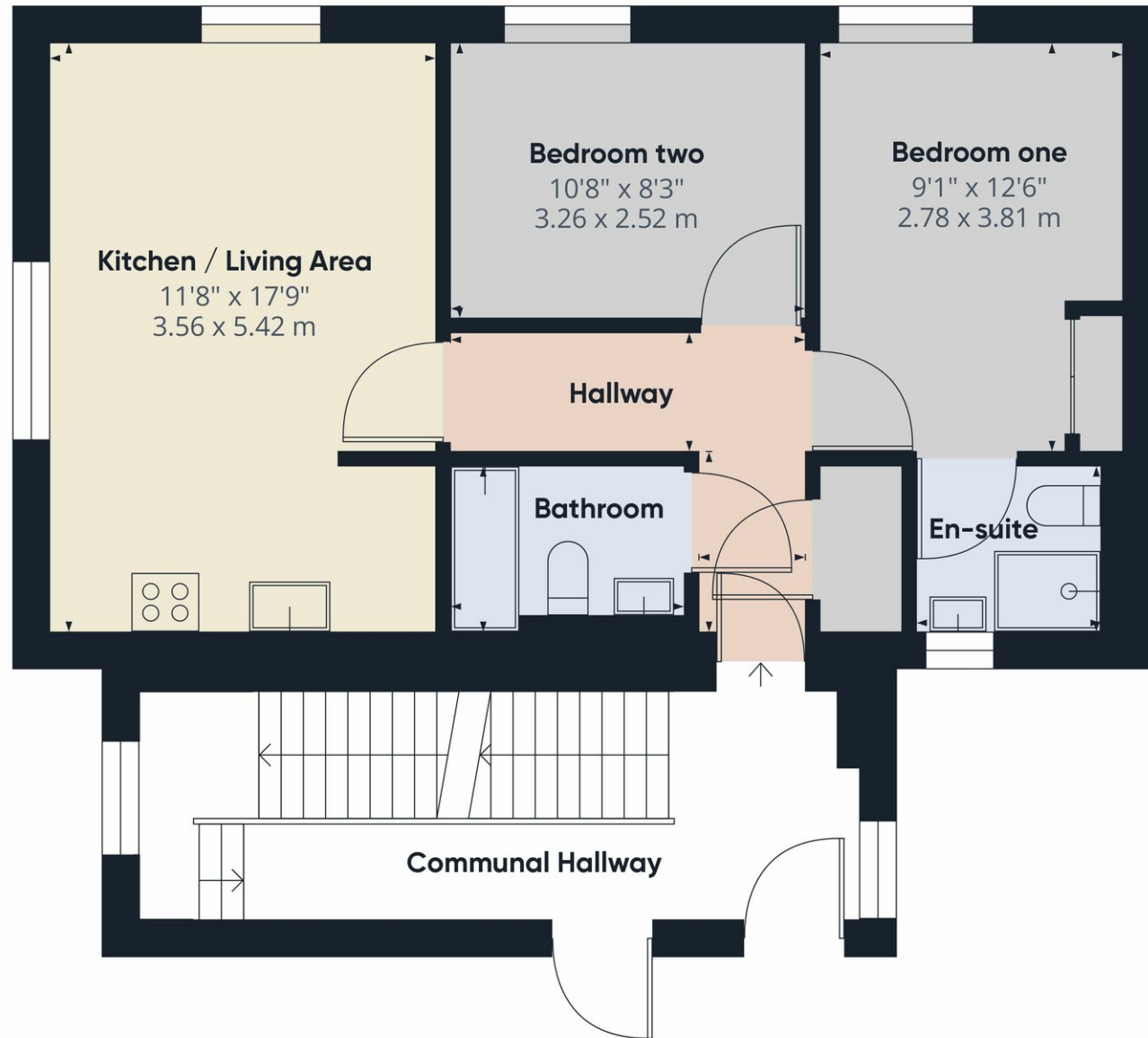
**Services** All mains services.

**Tenure** The property is Leasehold. 125 year lease from 1st January 2012. Service charge £545.00 per annum. Ground rent £1312.78 per annum

**Council Tax** Band B

**Viewing** By Arrangement with Pocock & Shaw





**Approximate total area**  
553.29 ft<sup>2</sup>  
51.4 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

**Pocock + Shaw**