

**ENTRANCE HALL/STORAGE** Entrance door to flats 4/5.  
Sole use of under stairs locked bike store/storage room

**ENTRANCE HALL** Double glazed window to front, doors off, electric storage heater, built in cupboard, airing cupboard housing hot water tank, access to partially boarded loft with ladder providing storage space, doors leading to all rooms.

**KITCHEN** 8' 2" x 7' 4" (2.49m x 2.24m) Double glazed window to front. Range of wall and base units with oak doors, drawers under worksurface over, tiled splashback and inset stainless steel sink unit with mixer tap. Integrated fridge and freezer, washing machine, built in oven, hob and extractor hood over.

**LOUNGE/DINER** 15' 7" x 10' 7" (4.75m x 3.23m) Double glazed windows to front and rear, electric storage heater.

**BEDROOM** 9' 9" x 8' 10" (2.97m x 2.69m) Double glazed window to rear, electric storage heater. Range of built in wardrobes with shelving and hanging.

**BATHROOM** Obscured double glazed window to rear. W.C, hand basin and bath, with electric shower over and tiled splashback. Extractor, wall mounted heater.

**OUTSIDE** The property has allocated parking space within the gravelled parking area and use of a bin storage area.

**AGENT NOTE** We have been advised the property is a share of freehold with an underlying lease with an original term of 999 years. Original lease start date was 1st January 1988 with 977 years remaining. The associated costs are around £380 per annum and include buildings insurance and maintenance. Council Tax Band B.

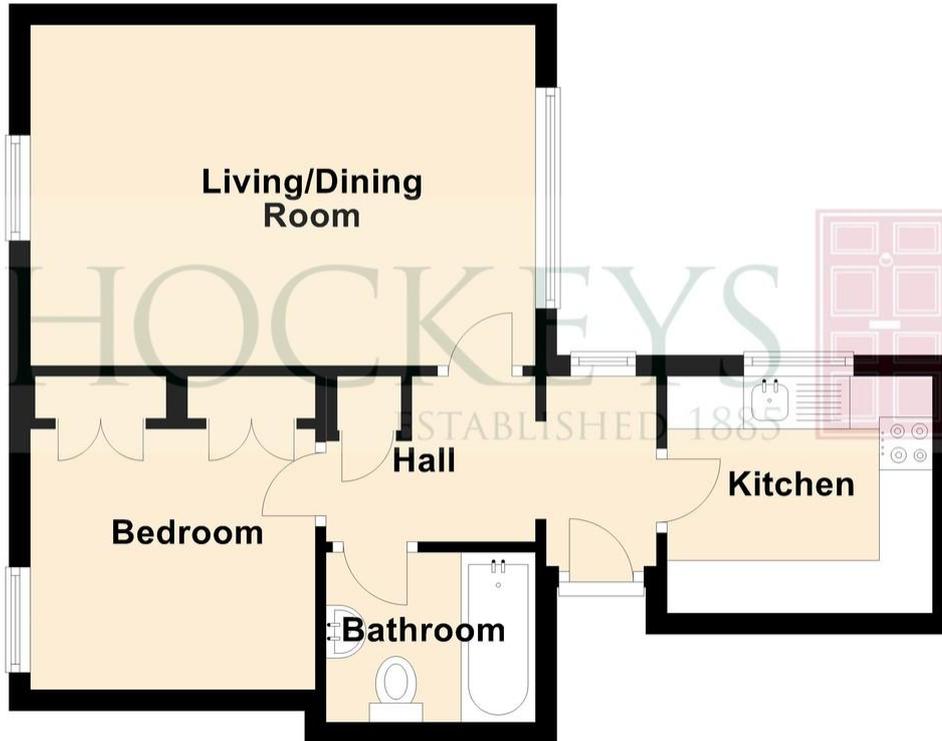
**LOCATION** Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College. There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB



nature reserve with miles of walks along the river and leading to Fen Drayton lakes. With access into Cambridge via A14 and guided busy way.



## Ground Floor



**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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Flat 5, Fryers Court, Boxworth End,  
Swavesey, Cambridge, CB24 4QT

£155,000 Freehold

A chain free, one bedroom first floor apartment, located within a well maintained modern building, a short walk to the wide and varied amenities offered within this sought after village. The property is an ideal investment of first time buy, with a modern kitchen which includes integrated appliances, bathroom with shower, the bedroom also includes a range of built in wardrobes and the light, open plan living/dining room is also large enough to provide space for an area to work from home if required.



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