

Telecom system to entrance hall where doors to flats and stairs to first floor can be found.

ENTRANCE HALL UPVC door leading to entrance hall, wooden door leading to main hallway, part laminated/part carpeted flooring.

HALLWAY Wooden doors off to bedrooms, bathroom, kitchen and living room, two storage cupboards, radiator and carpeted flooring.

BEDROOM ONE 11' 11" x 9' 5" (3.64m x 2.89m) Double glazed window to front, built-in wardrobe, radiator and carpeted flooring.

BEDROOM TWO 9' 8" x 6' 9" (2.96m x 2.08m) Double glazed window to rear overlooking the shared rear garden, radiator and carpeted flooring.

STORAGE CUPBOARD 6' 3" x 3' 7" (1.92m x 1.09m) Electricity points, radiator and carpeted flooring.

Potential to extend the second bedroom into this space.

BATHROOM Obscured double glazed window to rear, three piece suite comprising low level WC, hand wash basin with vanity cabinet under, panelled bath with shower over, fully tiled surround, radiator, stainless steel towel rail, extractor and tiled flooring.

KITCHEN 11' 10" x 7' 1" (3.63m x 2.18m) Double glazed window to rear, range of wall and floor mounted wooden units with electric cooker and four ring gas hob. Stainless steel sink unit with drainer, space and plumbing for washing machine, recessed space for fridge/freezer, extendable breakfast bar, pantry and cupboard housing gas boiler unit.

LIVING ROOM 13' 0" x 12' 9" (3.97m x 3.89m) Double glazed window to front, radiator and carpeted flooring.

OUTSIDE Communal green spaces throughout, shared rear garden which has recently been refurbished with gravel and patio area, fully enclosed by fencing, communal car park with additional on-street parking.

Timber shed, ideal for storage.

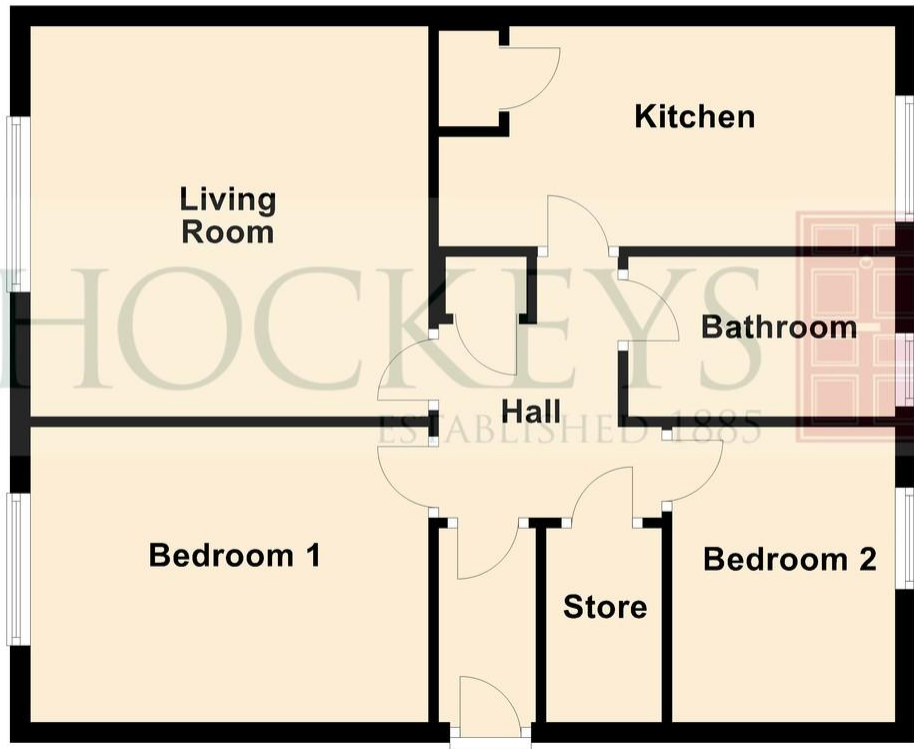


AGENTS NOTE Ground rent and service charge £272.47 for the current year.

Lease has 88 years remaining.



Floor Plan



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17 Walkling Way, Milton, Cambridge,
CB24 6BJ

£230,000 Leasehold

An immaculately presented two bedroom ground floor apartment with shared garden, kitchen breakfast room and large living room. This home is well-positioned at the end of Walkling Way in Milton and is conveniently one mile away from the Cambridge Science Park and North Station.



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