

COMMUNAL ENTRANCE HALLWAY With intercom system and access to five further apartments.

ENTRANCE HALLWAY Radiator, doors off to all rooms, intercom system, airing cupboard with hot water tank.

OPEN PLAN LOUNGE/DINER 13' 3" into bay x 11' 5" (4.04m x 3.48m) Double glazed bay window to front, double glazed window to side, two radiators, open plan to kitchen.



KITCHEN 8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to front, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and return splash back. Stainless steel sink with mixer tap, integrated washing machine and dishwasher, integrated fridge/freezer, integrated stainless steel oven, hob and extractor hood over. Inset spot lights to ceiling, tiled floor.

BEDROOM ONE 12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window to side, double built-in wardrobe with shelving and hanging, telephone point.



EN-SUITE SHOWER ROOM WC, hand basin, tiled shower cubicle with chrome fitting, inset spot lights to ceiling, extractor fan, radiator.

BEDROOM TWO 11' 5" x 7' 10" (3.48m x 2.39m) Double glazed window to front, radiator.

BATHROOM Obscured double glazed window to rear, wc, hand basin, bath with tiled splash back, radiator, extractor fan, shaver point, inset spot lights to ceiling.



GARDENS AND PARKING There is one allocated parking space, bike store and communal outside space.

LOCATION AND FACILITIES Longstanton is an area of interest to many buyers from Cambridge because of 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.



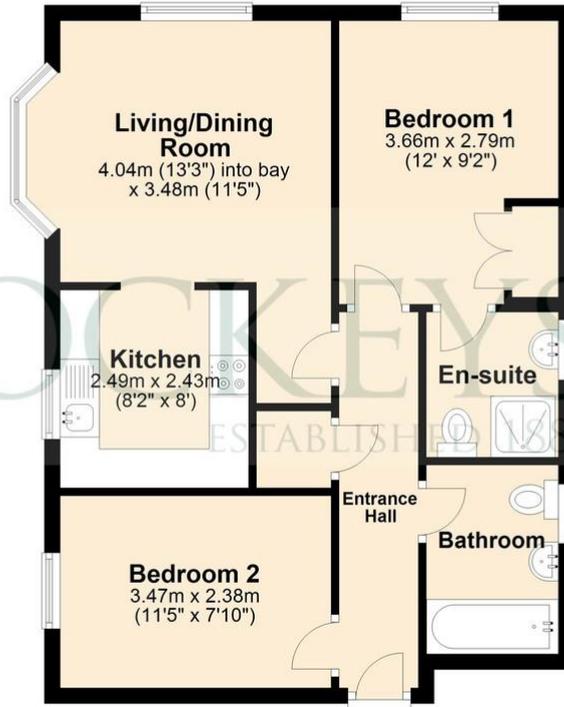
There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.

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.



Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 sq. feet)

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79 Mitchcroft Road, Longstanton,
Cambridge, CB24 3ER

£210,000 Freehold

Offering the advantage of no onward chain is this this attractive, modern ground floor apartment ideal for a first time buy or investment, located a short walk to the guided bus to Cambridge and other amenities within the popular village of Longstanton.



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