



Howlett Way

**Howlett Way, Bottisham CB25 9EQ**

**Guide Price £172,000**

## Howlett Way, Cambridge, CB25 9EQ

A first floor apartment set in the heart of this well served village and within only a few miles of the City of Cambridge.

Recently updated and improved by the current owners, this property offers accommodation to include communal entrance hall, living/dining room with refitted kitchen, double bedroom and refitted bathroom.

Superb first time buyer or potential investor opportunity.

### Hallway

Doors leading to all rooms and storage cupboard.

### Bedroom 12'4" x 9'11" (3.78 x 3.04)

With window to side aspect.  
Radiator

### Bathroom 7'0" x 5'9" (2.14 x 1.77)

Suite comprising, vanity basin with toilet unit and shower cubicle.  
Heated towel rail.

### Living Room 15'8" x 13'11" (4.80 x 4.26)

Windows to front and side aspects.  
Radiator.

### Kitchen 9'7" x 7'4" (2.93 x 2.25)

Recently refitted kitchen comprising of matching eye and base level storage cupboards with work top surfaces over. Sink and drainer with stainless steel mixer tap over. Integrated oven, hob with extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Window to side aspect.

### Location

Bottisham is a charming village located about five miles northeast

of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).

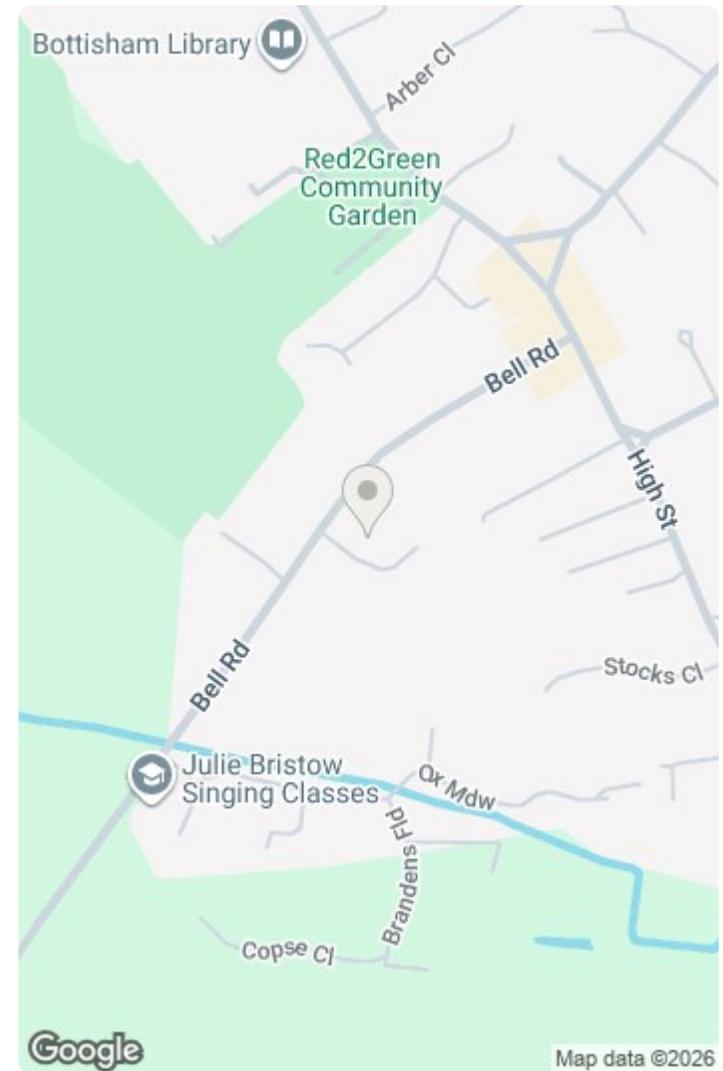
### Property Details

Maintenance Fees - £50 per annum  
ground rent, £1440 per annum  
service charge  
EPC - C  
Tenure - Leasehold - 89 years  
(approx)  
Council Tax Band - A East  
Cambridgeshire  
Property Type - Flat

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 40 SQM  
Parking – Driveway  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - TBC  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise good on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



9 HOWLETT CLOSE  
TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)			A (82-90)		
B (81-91)			B (71-81)		
C (69-80)			C (59-70)		
D (55-68)			D (48-58)		
E (39-54)			E (37-47)		
F (29-38)			F (25-36)		
G (1-28)			G (1-24)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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