



Sackville Way, Great Cambourne, CB23 6HB

CHEFFINS

Sackville Way

Great Cambourne,
CB23 6HB

- Two Double Bedrooms
- Two Bathrooms
- Extensive Range Of Fitted Storage
- Light & Airy Accommodation
- Well-Served Development
- Suitable To Over 65'S Only

A substantial penthouse apartment, offering well-proportioned accommodation, situated in this extremely well-served retirement development suitable for the over-65s, with a highly active and vibrant community feel amongst the development as well as ease of access to a wealth of local amenities Cambourne has to offer.

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Guide Price £235,000





TIMBER FRONT ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

coved ceilings, radiator, emergency pull cord telecom system, doors leading through into large storage cupboard as well as airing cupboard and panelled doors leading to respective rooms:

LIVING ROOM

with part pitched & coved ceilings, pull cord emergency telecom system, radiators, velux skylights with fitted blinds and panelled glazed door leading through into:

KITCHEN

Comprising a collection of both wall & base mounted storage cupboards and drawers, stone-effect roll top work surface, inset sink with hot & cold mixer tap, drainer to side, integrated 4-ring electric hob with tiled splash back and extractor hood above, adjacent to this is an integrated oven, integrated & concealed fridge/freezer, washing machine, part pitched ceilings, LED downlighters and velux skylights with fitted blinds onto side aspect.

BEDROOM 1

With coved and part pitched ceilings, full width set of built in wardrobes, base mounted chest of drawers with cushioned seating on-top, further fitted drawers and

vanity table, wall-mounted wood effect panelling with further built in drawers surrounding an area for the beds, radiator, double glazed window to side aspect.

BEDROOM 2

With coved and part pitched ceilings, integrated pull down double bed, full width set of built in wardrobes, further fitted wardrobes and storage furniture including a base mounted desk, radiator and double glazed window to side aspect.

BATHROOM 1

En-suite to Bedroom 1, this bathroom is a white four piece suite comprising panelled bath, hot and cold bath taps, shower head attachment, shower curtain rail, walk in shower cubicle with wall mounted shower head, glazed shower head partition, low-level W.C. with hand flush, hand wash basin with hot & cold taps, all of this with a decorative tiled surround, base mounted vanity desk, emergency pull cord telecom system, radiator, part pitched ceilings with velux skylights.

BATHROOM 2

A white four piece suite comprising panelled bath, hot and cold bath taps, shower head attachment, shower curtain rail, walk in shower cubicle with wall mounted shower head, glazed shower head partition, low-level W.C. with hand flush, hand wash basin with hot & cold taps, all of this with a decorative tiled surround, base mounted vanity desk,

emergency pull cord telecom system, radiator, part pitched ceilings with velux skylights.

CAVENDISH COURT

Constructed by Bovis Homes in 2003, the development comprises: 18 x two bedroomed apartments and 30 x one bedroomed apartments. The accessibility of the development is provided via lift access to all levels, with the facilities including lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking. All areas are wheelchair accessible as well as the property being situated in the new village of Cambourne and within 400 yards of the local shops and supermarket. Good local amenities including doctor's surgery, chemist, community centre and shops. On site there is a Duty manager 24/7. Emergency callouts between 10.00pm and 8.00am. One and half hours service time per week. Restaurant facility offering a three course lunch every day, family and friends welcome. In addition to the previous, there is also a handyman as well as a laundry service. In terms of a lifestyle perspective, Cavendish Court has attractive communal areas and the busy social programme includes coffee mornings, film nights, birthday parties, quiz nights and themed lunches. The Hobbies Room affords a place for likeminded people to meet for a game of scrabble, cards or jigsaw making.

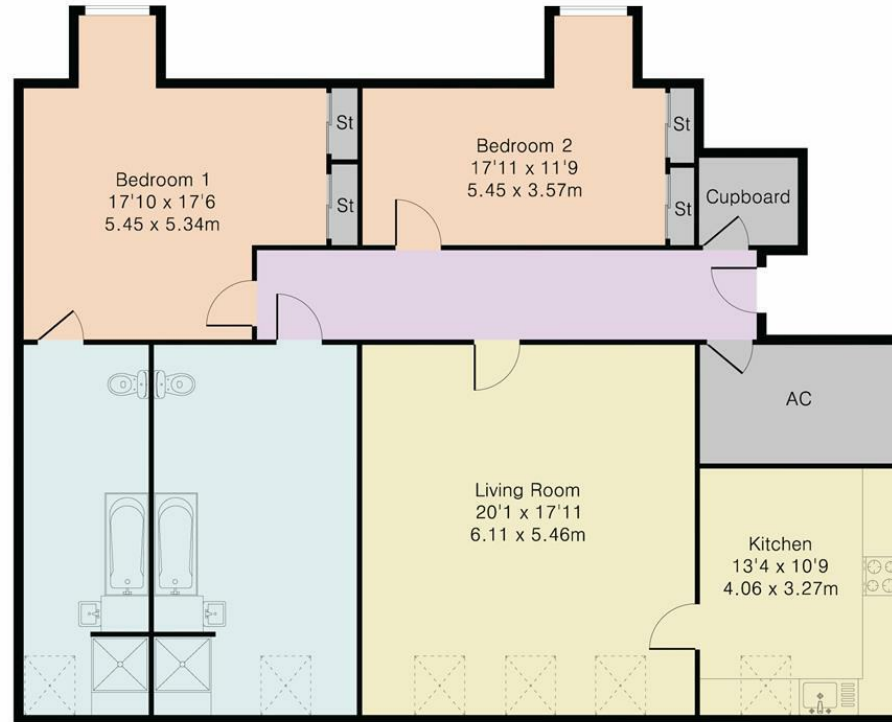
Pets are welcome (subject to terms of the lease).







Approximate Gross Internal Area 1527 sq ft – 142 sq m



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79 81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £235,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - South Cambridgeshire

District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.