



Granhams Court, De Freville Road, Cambridge, CB22 5LH  
Guide Price £295,000 Leasehold



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**A VERY WELL PRESENTED AND RECENTLY RENOVATED, TWO-BEDROOM APARTMENT IN THIS SOUGHT-AFTER VILLAGE, IDEALLY LOCATED FOR GREAT SHELFORD TRAIN STATION, THE DNA PATH LEADING TO THE ADDENBROOKE'S/BIOMEDICAL CAMPUS AND LOCAL AMENITIES.**

- No onward chain
- Two double bedrooms
- Refitted bathroom
- New double glazing
- New boiler
- Garage
- Long lease
- EPC - C / 73
- Ideal for first time buyers

In brief, the accommodation comprises of a hallway with two large storage cupboards, a sitting/dining room with a patio door leading you out to balcony, a kitchen with a range of wall and base units with an integrated double oven, hob, inset sink with mixer tap, and space for a washing machine/dishwasher. Completing the accommodation, there are two double bedrooms and a bathroom, which comprises of a bath with shower over, WC and wash basin. The property also has access to the loft, which is half boarded with shelving on one side and also has lighting and indeed the amount storage space in this property is certainly unusual for a property of this type.

Outside there is a driveway leading to a single garage en-bloc and to the rear of the block there are pretty communal gardens, laid mainly to lawn with a variety of mature trees and shrubs.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**Tenure**

Freehold

Lease is 999 years with 957 years remaining.

Service Charge is £1300.00 per annum. This is reviewed annually and adjusted according to associated costs.

The Vendor confirms that there is no ground rent payable on the property.

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - B

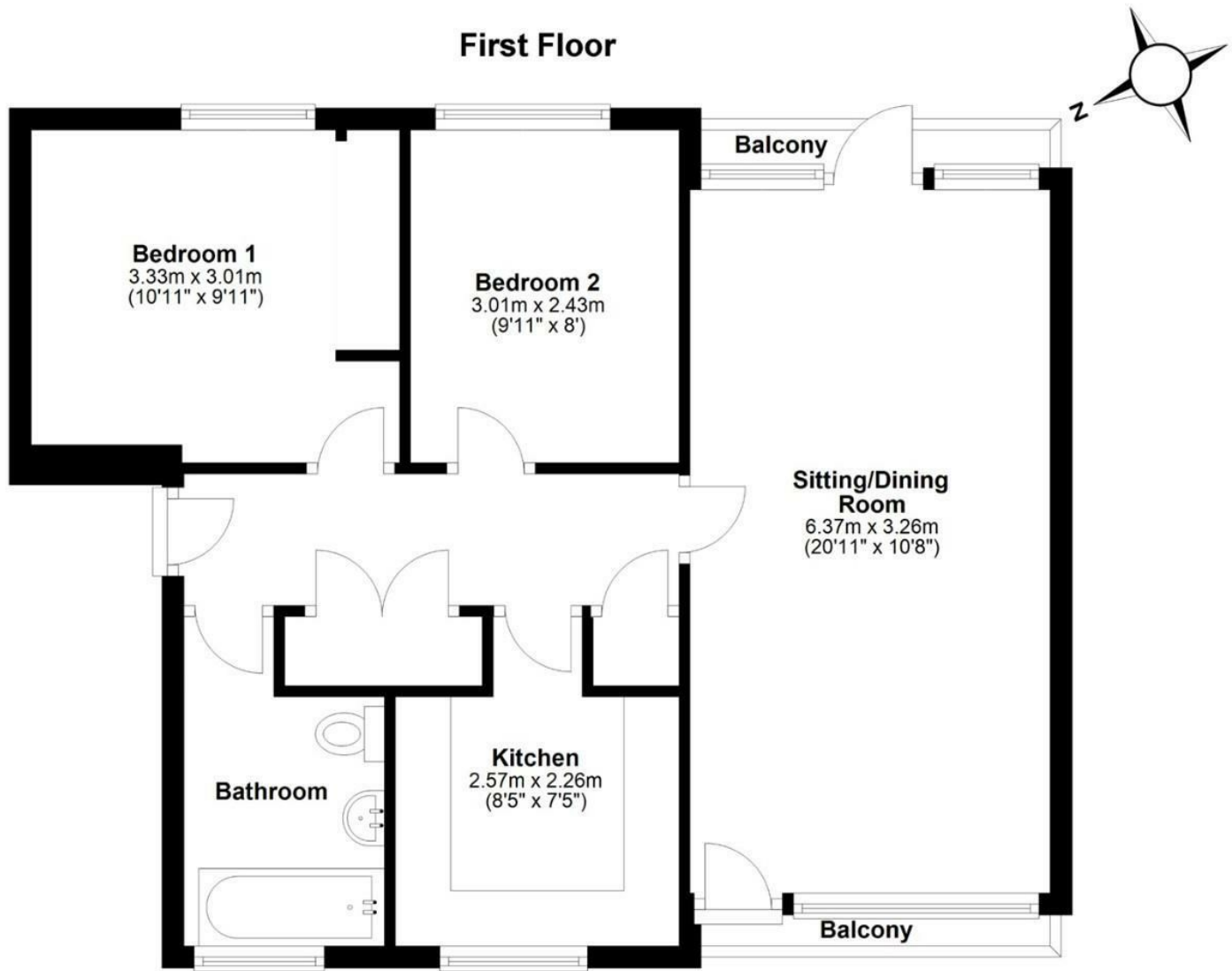
**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





**Approx. gross internal floor area 58 sqm (625 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



