



Apartment 6 Gateway 216 Cambridge Road, Great Shelford, CB22 5JU  
Guide Price £275,000 Leasehold



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**A CONTEMPORARY, TWO BEDROOM TOP FLOOR APARTMENT, IDEAL FOR FIRST TIME AND INVESTMENT BUYERS AND SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE**

- 2 bedroom second floor apartment
- 604 sqft
- Built 2005
- 1 bath, 1 reception room
- Gas-fired heating to radiators
- Allocated parking
- Sought-after village location
- EPC - C / 75
- Council Tax Band - B
- Chain free

This purpose-built apartment block was constructed by the highly regarded Houghton Homes in 2005 and enjoys a pleasant position within the village. The property is wonderfully positioned for Addenbrooke's Medical Campus, Cambridge City centre, Great Shelford's village amenities and the mainline train station all close by.

The accommodation comprises a secure telephone entry system to a communal entrance hall with stairs rising to the first and second floors. The apartment is located on the second floor and the accommodation comprises an entrance hall with two bedrooms (the main bedroom with fitted wardrobe cupboard), and a family bathroom off. There is also a utility cupboard housing a wall mounted gas-fired central heating boiler and space/plumbing for a washing machine. The open-plan kitchen/dining/living room is a bright and spacious dual aspect area. The kitchen area is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer and integral appliances include an electric hob, oven, extractor, fridge-freezer and a dishwasher.

Outside there is allocated parking and neatly maintained communal gardens and grounds.

**Location**

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11.

There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

**Tenure**

Leasehold

999 years with 980 years remaining

Service Charge is £1906 per annum, which is reviewed annually and adjusted according to associated costs.

We are informed by the Vendor that the lease states that there is a peppercorn Ground Rent of £1 per annum (if demanded). There is no statement regarding a review or increase.

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**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 leasehold interest.

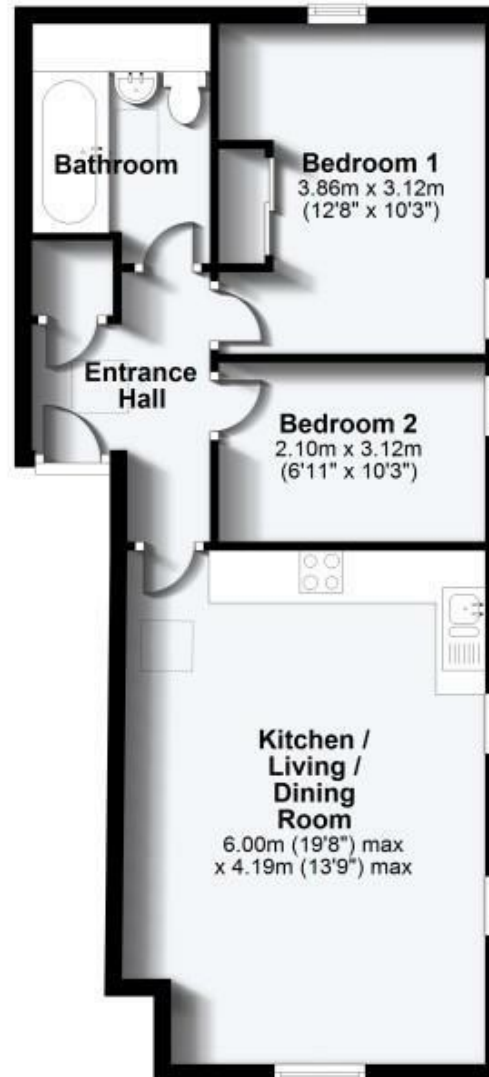
**Viewing**

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



## Floor Plan

Approx. 56.1 sq. metres (604.4 sq. feet)



Total area: approx. 56.1 sq. metres (604.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

