



34 Abberley Wood, Great Shelford, Cambridge, CB22 5EZ
Guide Price £265,000 Leasehold



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01223 800860

A SUPERB FIRST FLOOR ONE-BEDROOM APARTMENT, BUILT IN 2010, LOCATED IN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Apartment
- 1 bed, 1 bath, 1 reception
- Communal car park allocated space
- EPC - C / 80
- 500 Sqft / 46 sqm
- Built in 2010
- Gas fired heating to radiators
- Council tax band - B

The property is located within this stylish contemporary award-winning development, just a short walk from the village centre and mainline train station. The apartment is located on the first floor and is accessed via a secure entry telephone system to a communal reception area.

On entering the apartment there is a generous hallway with fitted storage cupboard. The double bedroom has fitted wardrobe cupboards, and the luxury bathroom is fitted with a wc, pedestal hand basin, panelled bath with overhead shower, ceramic wall and floor tiles and radiator. The open plan kitchen/dining/sitting room enjoys a dual aspect and is bathed in lots of natural light. The kitchen area is fitted with attractive white gloss fronted base level and wall mounted storage cupboards, ample fitted working surfaces with one and a half sink unit with mixer tap and drainer, four ring ceramic hob, oven, extractor and integrated dishwasher, washing machine and fridge/freezer. The living space extends outside to a balcony.

Outside, there are pleasant communal lawned areas and walkways, children's playpark, plus allocated parking and visitor parking.

Location

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Tenure

Leasehold

Length of Lease : 125 years with 110 years remaining.

The ground rent is £200 per annum and will be doubled on review. This is reviewed every 25 years with the next review being 2034.

A service charge of £ 1216.18 per annum, reviewed annually in advance of the due date each year- 1st April. The service charge increases annually based on the expenditure, forecast works, rises in contractor prices etc. The reserve fund is paid into each year which is held to pay for major works.

Services

Mains services connected include; water, gas, electricity and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council Tax Band B

Fixtures and Fittings

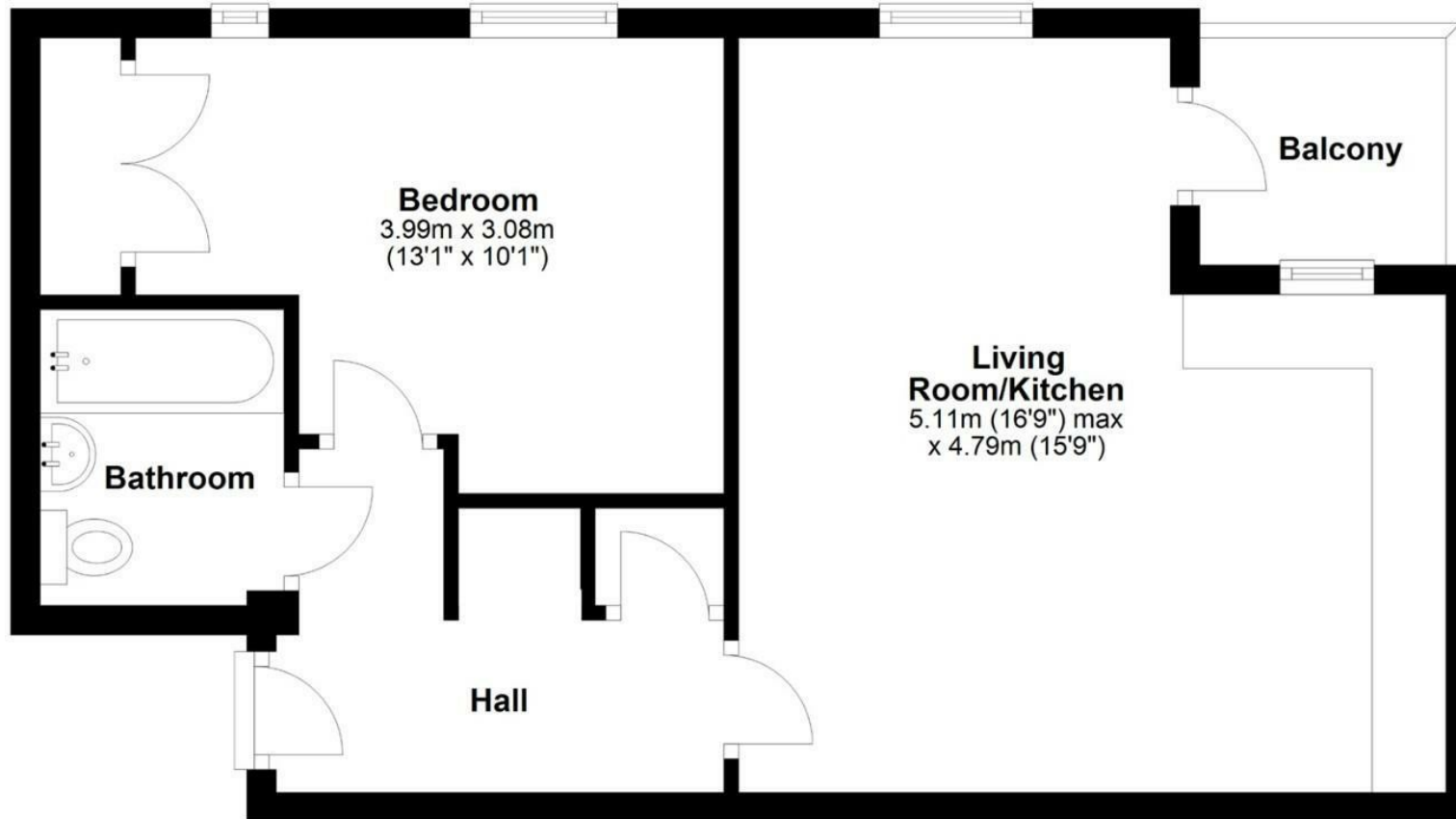
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 46 sqm (500 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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	

