



8 Old School Court, Great Shelford, Cambridge, CB22 5FF
Guide Price £499,950 Leasehold



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A GENEROUSLY PROPORTIONED TWO BEDROOM LUXURY GROUND FLOOR APARTMENT WITH A SMALL COURTYARD GARDEN, ACCESS TO COMMUNAL GARDENS AND GROUNDS AND LOCATED RIGHT AT THE HEART OF THE VILLAGE.

- Ground floor apartment
- 2 beds, 2 bath, 1 recept
- Allocated parking for one car and visitor parking
- EPC - B
- Chain free
- 950 Sqft / 88 Sqm
- Built in 2011
- Gas fired underfloor heating
- Council tax band - C

The property was constructed in 2011 by the highly reputable and award winning Hill Partnership. The development has matured beautifully with established trees and planted beds creating a peaceful setting in the heart of Great Shelford with all the amenities on the doorstep.

The apartment is located on the ground floor to the rear of the block. The apartment offers bright and spacious accommodation with French doors giving access to a small terrace garden area, enclosed by railings and gated access to the communal gardens which are laid mainly to lawn with flower and shrub borders and beds. There is a communal entrance hall with an entry phone system and communal seating area leading to the front door. Once inside the apartment, the accommodation comprises an entrance hall with Amtico flooring and a door leading to the sitting/dining room which enjoys a dual aspect with French doors to the private terrace. The well appointed kitchen/breakfast room is fitted with contemporary cabinetry, solid stone working surfaces within set one and a half sink unit, mixer tap and bevel drainer and a range of Siemens appliances including a ceramic hob, fan assisted oven, microwave combination oven/extractor hob, full height fridge/freezer and a washing machine.

There are two double bedrooms, the master bedroom benefits from a four piece en suite bathroom, including a shower and bath. The other bedroom is serviced by a luxury shower room. There is allocated parking for one car plus visitor parking. The development is run by elected resident Directors who are in charge of the maintenance of the communal electricity areas, communal gardening areas and external window cleaning at a cost of £2210 per annum. The residents also have converted, what was the original site office, to a rather pleasant meeting room called the Task room where coffee mornings and yoga sessions are a regular occurrence and gives the scheme an individual and community feel.

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

Leasehold

Leasehold is 250 years from 2013, with 239 years remaining.

Ground rent is £250 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review. (This did not increase at the last review in 2023)

Service charge is £2,742.12 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

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 88 sqm (950 sqft)

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

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.

