



10 Granhams Court, De Freville Road, Great Shelford, Cambridge, CB22 5LH
Guide Price £260,000 Share of Freehold



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A SPACIOUS TWO-BEDROOM GROUND FLOOR APARTMENT, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN, IDEALLY POSITIONED FOR GREAT SHELFORD VILLAGE, DNA PATH LEADING TO ADDENBROOKES/BIO MEDICAL CAMPUS AND GREAT SHELFORD STATION.

- Ground floor apartment
- 2 beds, 1 bath, 1 recept
- Garage en bloc
- EPC - E / 54
- No onward chain
- 625 Sqft / 58 Sqm
- Electric central heating
- Constructed in the 1980's
- Council tax band - B

This purpose-built apartment block was constructed in the 80's, and Number 10 offer sensible and thoughtful accommodation, being on the ground floor it benefits from access to the communal gardens, with a garage en bloc.

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 communal garden, a kitchen with a range of wall and base units with an integrated hob, inset sink with mixer tap, and space for white goods. Completing the accommodation, are two double bedrooms and a shower room, which comprises of a shower, WC and wash basin.

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

Share of 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

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band -B

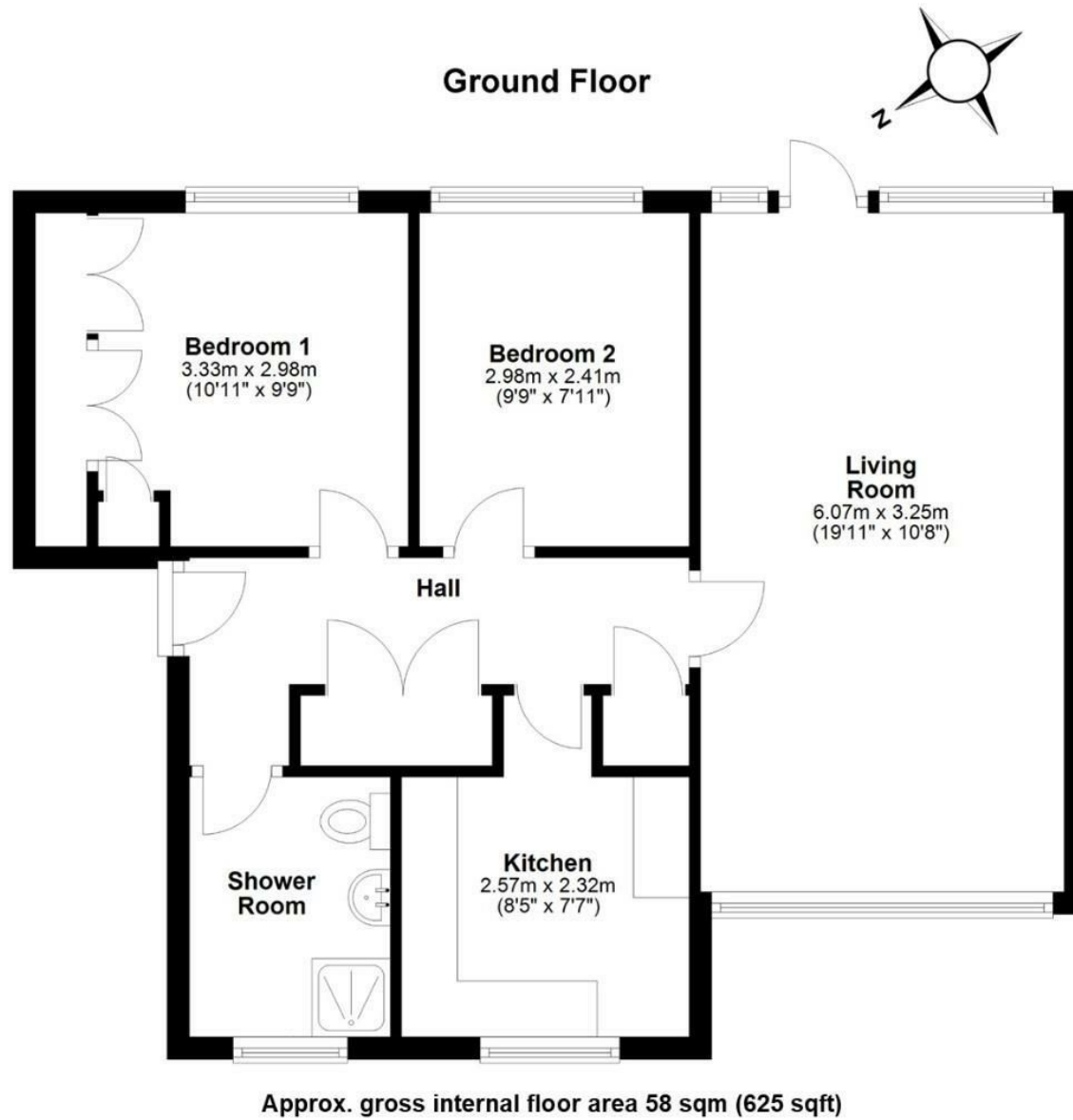
Fixtures and Fittings

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





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

71

54

EU Directive 2002/91/EC

