



158 Macaulay Square, Great Shelford, Cambridge, CB22 5AG  
Guide Price £265,000 Leasehold



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## A GROUND FLOOR TWO-BEDROOM APARTMENT, WITH ENCLOSED REAR GARDEN AND THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Ground floor apartment
- 2 beds, 1 bath, 1 recept
- Gas fired central heating to radiators
- Council tax band - A
- 679 Sqft/ 63 Sqm
- Off road parking
- EPC -C/ 72
- No onward chain

158 Macaulay Square is a purpose-built ground floor apartment, offering spacious accommodation, large driveway with parking for multiple vehicles, well maintained garden with a low service charge/ground rent of circa £50 per annum.

In brief, the accommodation comprises of entrance hall with two storage cupboards, living room with feature fireplace, kitchen fitted with a range of base and eye level cabinets, integrated gas hob, electric fan oven and space for white goods. There are two good size double bedrooms, both with built in wardrobes and there is a shower room.

Outside you have a large gravel drive, offering parking for multiple vehicles, to the rear you have a garden mostly laid to lawn with a range of shrubs, plants and brick built shed.

### 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 125 years from 13/06/1993, with 93 years remaining.

Ground rent is £50 per annum.

Service charge is £0.

### Services

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

### Statutory Authorities

South Cambridgeshire District Council

Council tax band - A

### 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

### Agents Note

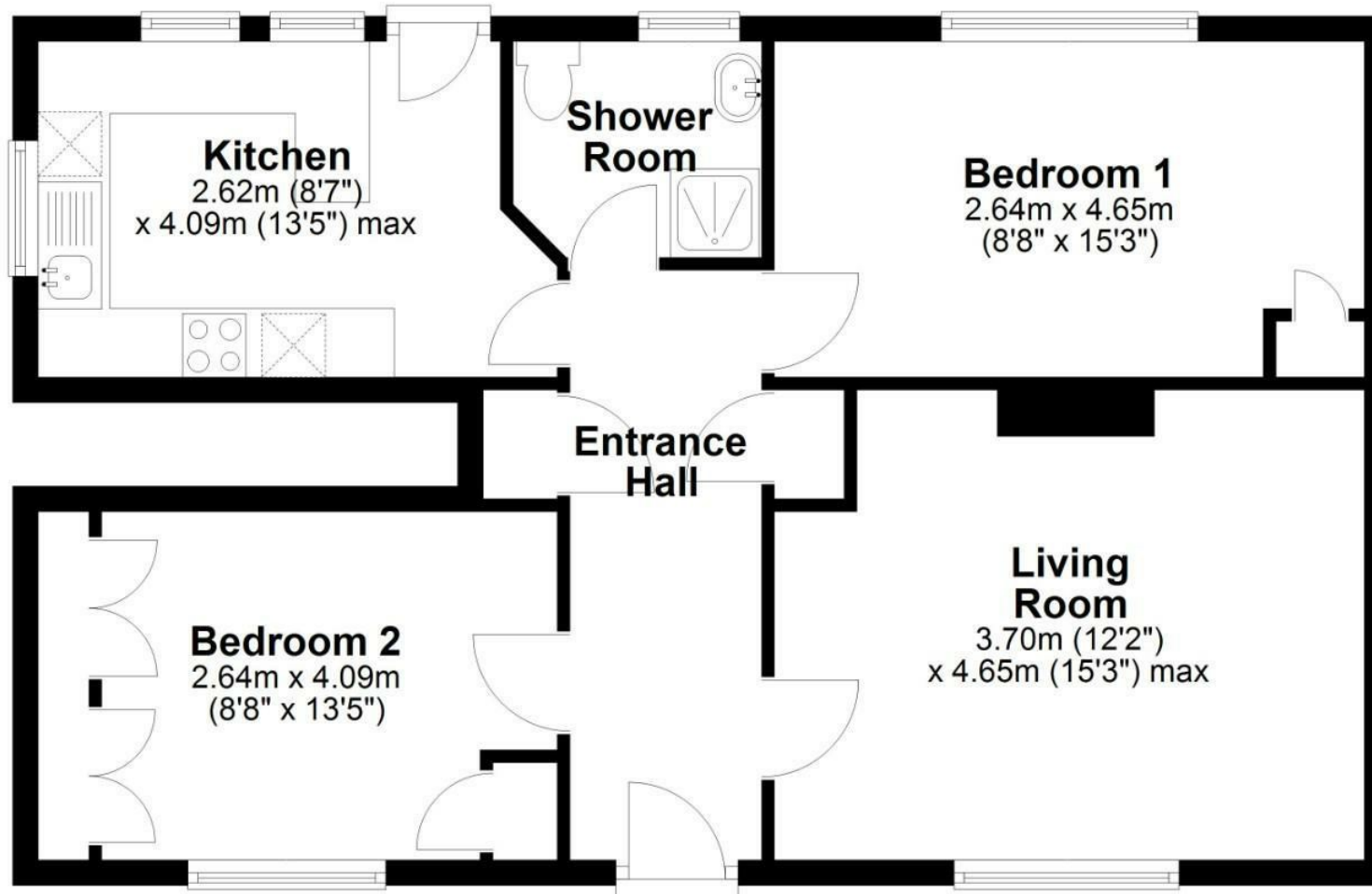
The neighbouring property has a right of way to access their garden.

We believe the property to be unity construction, and it is advisable to speak to your mortgage broker prior to enquiring.



## Floor Plan

Approx. 63.2 sq. metres (679.8 sq. feet)



Total area: approx. 63.2 sq. metres (679.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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>	72	75
(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		
England & Wales	EU Directive 2002/91/EC	



