



2 Old School Court, Great Shelford, Cambridge, CB22 5FF
Guide Price £750,000 Freehold



rah.co.uk
01223 800860

A BEAUTIFUL VICTORIAN SCHOOL CONVERSION MAKING UP PART OF THIS EXCLUSIVE AND AWARD WINNING OVER 55'S DEVELOPMENT AND LOCATED IN THE HEART OF THIS THRIVING VILLAGE.

- Period property
- 1250 Sqft /117 Sqm
- Allocated and guest parking
- EPC -C /79
- Chain free
- 3 beds, 3 baths, 2 recepts
- Gas fired central heating to radiators (under heating to ground floor)
- Communal gardens
- Council tax band - E

Old School Court was built in 2011/2012, an award-winning scheme built by Hill Residential offering luxury living exclusively for the over 55's. Number 2 is one of three properties formed within the original school building with extremely well-proportioned and flexible accommodation arranged over three floors and all with views over the communal gardens to the rear. The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted storage cupboard, karndean flooring and cloakroom/WC just off. The kitchen/breakfast room is fitted with attractive contemporary cabinetry complemented by silestone work surfaces with inset one and a half sink unit with mixer tap and bevel drainer, a host of integral Siemens appliances. These include a ceramic hob, conventional oven, microwave combi oven, extractor, fridge/freezer, dishwasher and washing machine. plus a concealed wall mounted gas fired central heating boiler and again with karndean flooring.

The sitting/dining room is a generously proportioned room with large picture windows overlooking the communal gardens plus French doors to an enclosed paved terrace.

Upstairs, off the landing, stairs rise to second floor accommodation. There are two double bedrooms including the master bedroom with fitted wardrobe cupboards and a luxury shower room plus a family bathroom. On the second floor there is a further large double bedroom with an en-suite shower room. All bathrooms boast designer Duravit saniatry ware.

Outside, there is allocated and guest parking plus a private enclosed terraced area, beyond which are the lawned and well maintained communal gardens with well stocked flowers and shrub borders and beds and all enjoying a good degree of privacy.

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

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

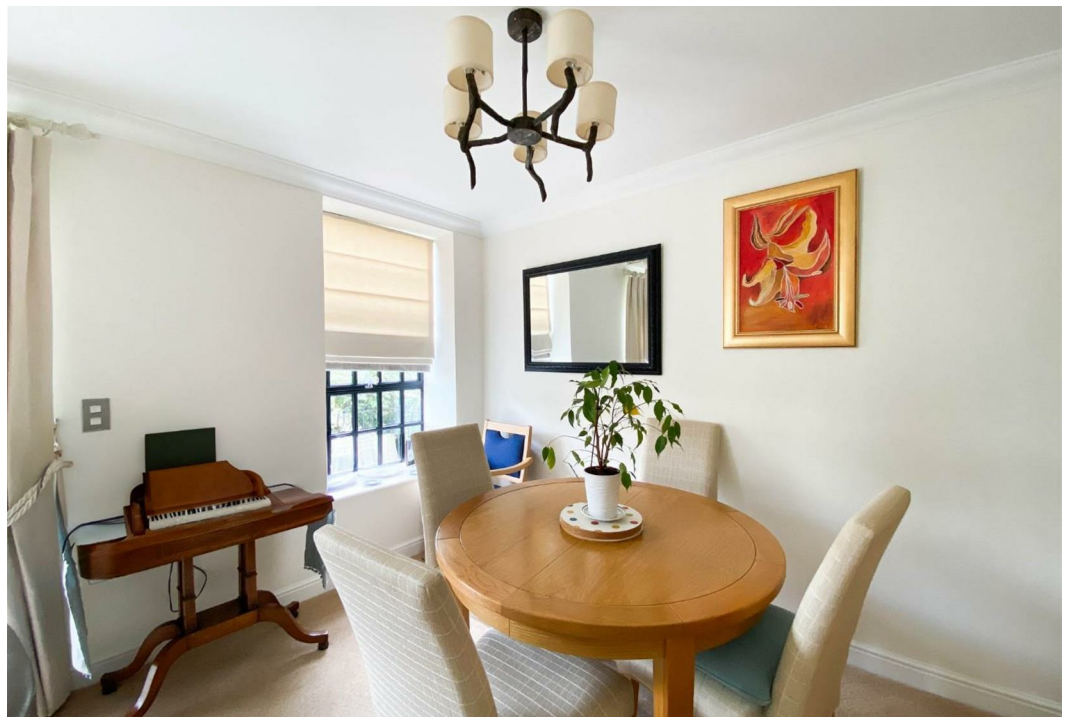
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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

Agents Note

The property is Freehold, however there is a quarterly service charge for approximately £210 and this includes the upkeep of the communal gardens, pathways, lighting, external window cleaning and a fund for future repairs.





Approx. gross internal floor area 117 sqm (1250 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(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.

