



12 Old School Court, Great Shelford, CB22 5FF
Guide Price £470,000 Leasehold



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**A BRIGHT AND SPACIOUS LUXURY TWO-BEDROOM FIRST FLOOR APARTMENT,
ENJOYING A CONVENIENT POSITION LOCATED CENTRALLY WITHIN THIS HIGHLY
SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.**

- First floor luxury apartment
- 2 beds, 2 baths, 1 recept
- Allocated parking and guest parking
- EPC-B/82
- Chain free
- 900 Sqft/83 Sqm
- Constructed in 2011
- 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 and making a wonderful community. The apartment is located on the first floor towards the rear of the block. The apartment offers bright and spacious accommodation with views over the communal gardens to the rear. There is a communal entrance hall with entry phone system and communal seating area with stairs and an elevator to the first floor. Once inside the apartment the accommodation comprises an entrance hall with antio flooring and a walk-in airing cupboard. There are two double bedrooms, master bedroom benefitting from fitted wardrobe cupboards and a luxury en-suite shower room fitted with Duravit sanitary ware. There is an additional bathroom with a bath tub and again Duravit sanitary ware. The open planned kitchen/dining/sitting room enjoys a dual aspect, again with views over the communal gardens. The well appointed kitchen/breakfast room is fitted with contemporary cabinetry, sile stone working surfaces and breakfast bar with inset one and a half sink unit with mixer tap and double drainer and a range of Siemens appliances including four ring gas hob, fan assisted oven, microwave combination oven and extractor hood, full height fridge/freezer, washing machine and dishwasher.

Outside there is allocated parking for one car plus visitor parking. The development is run by elected residence directors in charge of the maintenance and the communal electricity areas, communal gardening areas and external window cleaning at a cost of £2,742.12 per annum for each resident. The residents have also converted what was originally the site office to a rather pleasant meeting room called the Toska room where coffee mornings and yoga classes 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 2011, with 236 years remaining.

Ground rent is £250 per annum and will be reviewed in 2061 and is increased in line with the RP index at each review. This did not increase at the last review in 2023.

Service charge is £2,742.12 per annum and 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

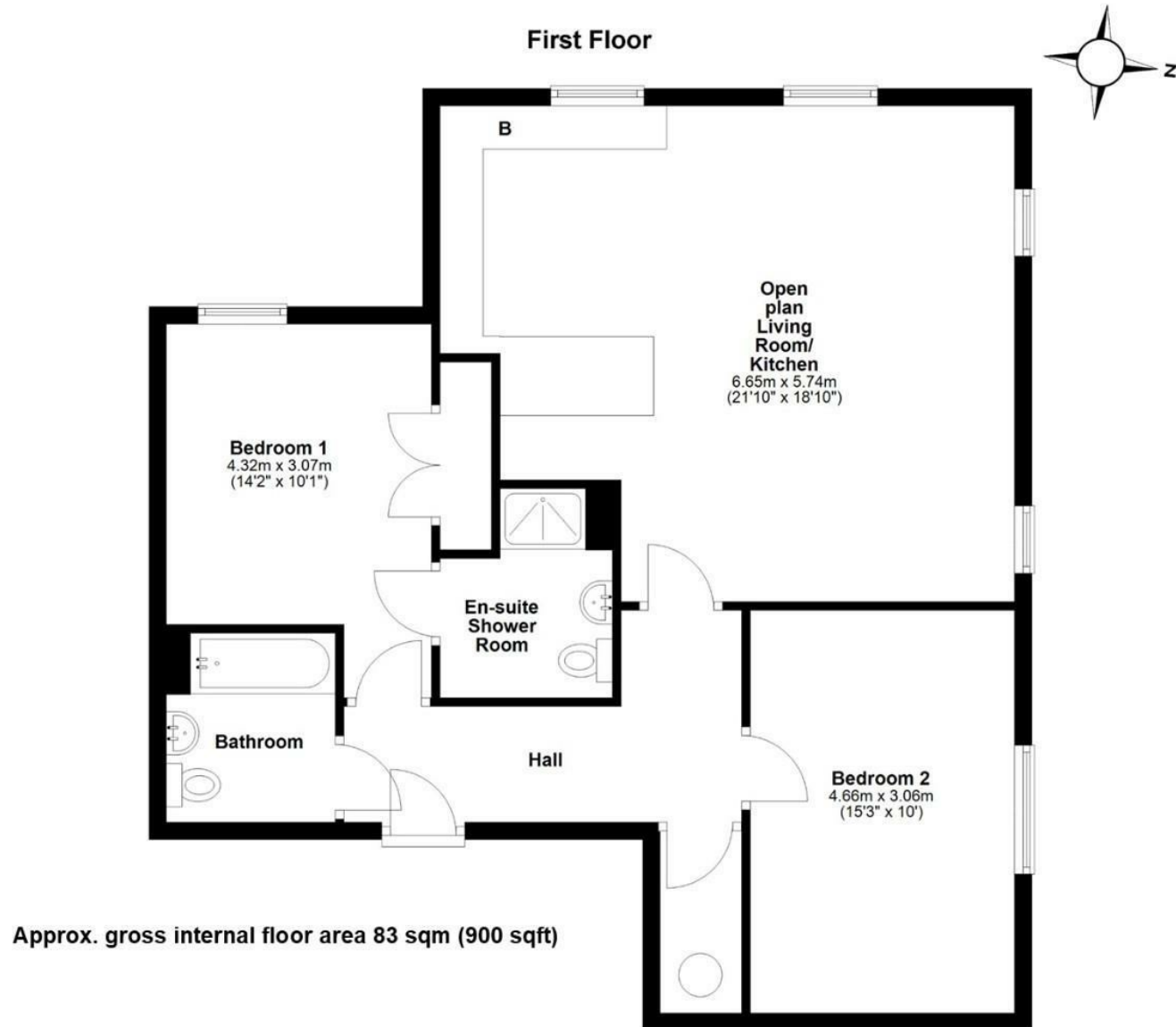
Fixtures and Fittings

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.

