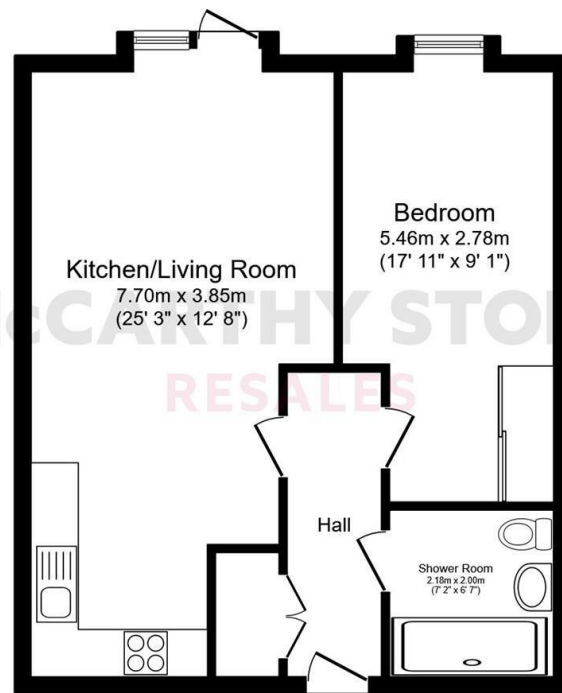


McCARTHY STONE RESALES

2 UPLANDS PLACE HIGH STREET, CAMBRIDGE, CB23 6LH



Total floor area 51.6 sq.m. (556 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



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			
		78	78



McCARTHY STONE RESALES

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A MODERN one bedroom apartment situated on the GROUND FLOOR with direct access to PATIO area with an ~ALLOCATED CAR PARKING SPACE~ within a popular MCCARTHY STONE retirement living development.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

PRICE REDUCTION

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**

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UPLANDS PLACE, HIGH STREET, GREAT

1 BEDROOMS £240,000

ALLOCATED CAR PARKING SPACE

DEVELOPMENT OVERVIEW

Situated in the centre of the lively town of Cambourne and boasting outstanding contemporary design, this superb Retirement Living development boasts 28 one-bed apartments and 25 two-bed apartments. All residents have access to both the spectacular roof terrace and the communal south-facing Sky Lounge, from which you can admire wonderful extended views over Cambourne. Uplands Place benefits of both weekly and monthly social programme which our homeowners can take or leave, this includes, yoga classes, wine events and movie nights. Each apartment has been designed with your new lifestyle in mind. You can be as independent as you like in this safe and secure environment. The camera entry system and 24/7 call system give you peace of mind, and the on-site House Manager is available during office hours should you need anything. There is a guest suite which allows friends and family to be just as comfortable as you when they come to stay. Lifts to all floors guarantee accessibility throughout and, with a car park and scooter store, you won't have any problems getting out and about.

LOCAL AREA

A parade of retail shops can be found immediately opposite the development, there's a pub and restaurants nearby, and you've got a great choice of local cafes. Also within walking distance is a Morrisons supermarket, Cambourne Fitness and Sports Centre and Monkfield Medical Practice. Should you need it, Addenbrooke's Hospital in Cambridge is only 14 miles away. In a prominent town centre location, our Cambourne development offers a wealth of opportunities on your doorstep.

ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a walk-in storage/airing cupboard, housing a washing machine. Further doors lead to the lounge, bedroom and shower room.

LOUNGE

Bright and airy lounge with a large window allowing ample natural light to flood in and incorporating a French door which leads to a patio area. The room provides ample space for dining. TV point (with Sky/Sky+ capabilities), telephone point and plenty of raised height power sockets. Leading onto the open plan kitchen.

KITCHEN

A modern fitted kitchen with a range of base and wall units. Single sink and drainer unit with mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and dishwasher. Central ceiling light fitting and under pelmet lighting.

BEDROOM

This spacious double bedroom benefits from a large window and built in mirror fronted wardrobe. TV and phone point and raised height power points.

SHOWER ROOM

Fitted with a modern suite comprising; full width walk in shower with support rail and glass screen, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls. Emergency pull cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,868.30 per annum (up to financial year ending 28/02/2025). The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

LEASE INFORMATION

Lease length: 999 years from 1st June 2021.
Ground rent: £425 per annum
Ground rent review: 1st June 2036.

ADDITIONAL SERVICES

- ** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Ultrafast Full Fibre available
- Mains water and electricity
- Electric room heating
- Mains drainage

