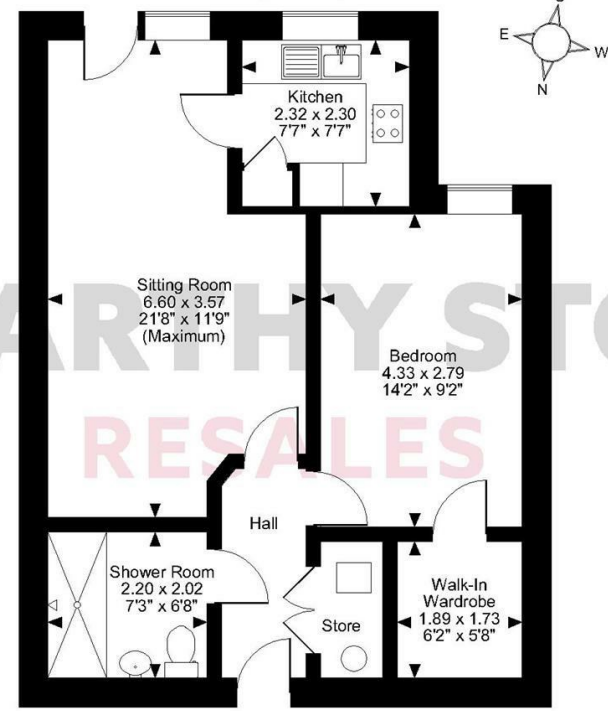


Uplands Place, High Street Great Cambourne, Cambridg
 Approximate Gross Internal Area
 582 Sq Ft/54 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

35 UPLANDS PLACE HIGH STREET, CAMBRIDGE, CB23 6LH



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A beautifully presented 'SHOW ROOM' style one bedroom apartment situated on the second floor with a SOUTH FACING ASPECT within a popular MCCARTHY STONE retirement living development.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £250,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

UPLANDS PLACE, HIGH STREET, GREAT CAMBOURNE, CAMBRIDGE

1 BED | £250,000

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment which is situated on the second floor and can be accessed by both stairs and lift. The apartment has a sunny south facing aspect and outlook towards the rear of the development. Our apartments are fitted with new modern features including a walk in wardrobe to the bedroom and large walk in shower. This comes with no onward chain or stamp duty. *Early viewings advised*

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 & Library, Belfry Hotel with Spa and pool. 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, with bus stops nearby serving Cambridge, and Huntingdon.

ENTRANCE HALLWAY

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response system, illuminated light switches, smoke detector, and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a utility cupboard, housing washer/dryer, hot water tank and ventilation system. Further doors lead to the lounge, bedroom and shower room.

LOUNGE

Bright and airy south facing lounge with a large window allowing ample natural light to flood in and incorporating a French door which leads to a Juliet balcony. The room provides ample space for dining, as showcased at present TV point (with Sky/Sky+ capabilities), telephone point and plenty of raised height power sockets. Door leads to a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of base and wall units. The south facing window with rear outlook sits above the single sink and drainer unit with mixer tap. Integrated electric oven with designated space above for microwave, and ceramic four ringed hob with extractor hood above. Integral fridge and freezer and space for a dishwasher. Central ceiling light fitting and under pelmet lighting.

BEDROOM

This large luxury double bedroom also boasting from a sunny south facing aspect from the large almost floor to ceiling window. Door leads onto a walk in wardrobe with shelving and hanging rails. 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. Heated towel rail, tiled floor and partially tiled walls.

SERVICE CHARGE

- Onsite visiting house manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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.

****Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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 to, 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

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

CAR PARKING

This apartment does not come with an allocated car parking space, please contact the sales consultant for information on an additional purchase.

