



7 Wallmans Lane, Swavesey, Cambridge, CB24 4QY
Guide Price £150,000 Leasehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS ONE BEDROOM,
GROUND FLOOR MAISONETTE WITH OFF ROAD PARKING AND GARDEN.**

- Ground Floor maisonette
- 350 Sqft / 33 Sqm
- Electric storage heaters
- EPC - D / 67
- Leasehold - term lease remaining-957 years
- 1 bed, 1 bath, 1 recept
- Constructed in 1983
- Off road parking
- Council tax band - B

Constructed in 1983, this one-bedroom maisonette measures 350 Sqft / 33 Sqm and provides living accommodation over one level. The property needs sympathetic improvement and comprises of an open plan living/dining and kitchen area with windows overlooking the garden to the rear, a double bedroom with fitted wardrobes and a bathroom. The kitchen of the property has tiled splash backs, integrated oven/hob and space for white goods which include a washing machine, a dishwasher and a fridge/freezer.

Externally, the property benefits from allocated parking off road and a garden laid to lawn to the rear.

Location

Swavesey is a lively village conveniently situated just 9 miles north of Cambridge and about 5 miles from the market town of St Ives. There are local shopping facilities provided in the village and both the primary and village college have an excellent reputation. There is a regular bus service to Cambridge and the A14 and M11 motorway are within just a few miles drive. In addition the guided busway runs from Huntingdon Railway station to Trumpington Park & Ride providing a direct link to Cambridge City centre, Cambridge railway station and Addenbrookes Hospital. Rail links to London are available from nearby Huntingdon or Cambridge railway stations.

Tenure

Leasehold

Leasehold is 999 years from 29th December 1983, with 957 years remaining.

Ground rent is £0 per annum. Service charge is £0 per annum

The vendor informs us that there is no ground rent or service charges payable on the property

Services

Mains services connected include: electricity, water and mains drainage. No gas at the property.

Heating - Electric storage heaters

Statutory Authorities

South Cambridgeshire District Council

Council tax band - B

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

Agent Note

Lease term is for 999 years, starting from 29th December 1983 with 957 years remaining. The vendor informs us that there is no ground rent or service charges payable on the property.



Ground Floor



Approx. gross internal floor area 33 sqm (350 sqft)

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		
England & Wales		
		EU Directive 2002/91/EC

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