

## 3 Alder Court

Union Lane, Cambridge, Cambridgeshire, CB4 1GX



**PRICE: £250,000**

**Lease: 125 year lease from  
2001**

### Property Description:

A TWO BEDROOM APARTMENT LOCATED ON THE GROUND FLOOR OF THIS RETIREMENT DEVELOPMENT

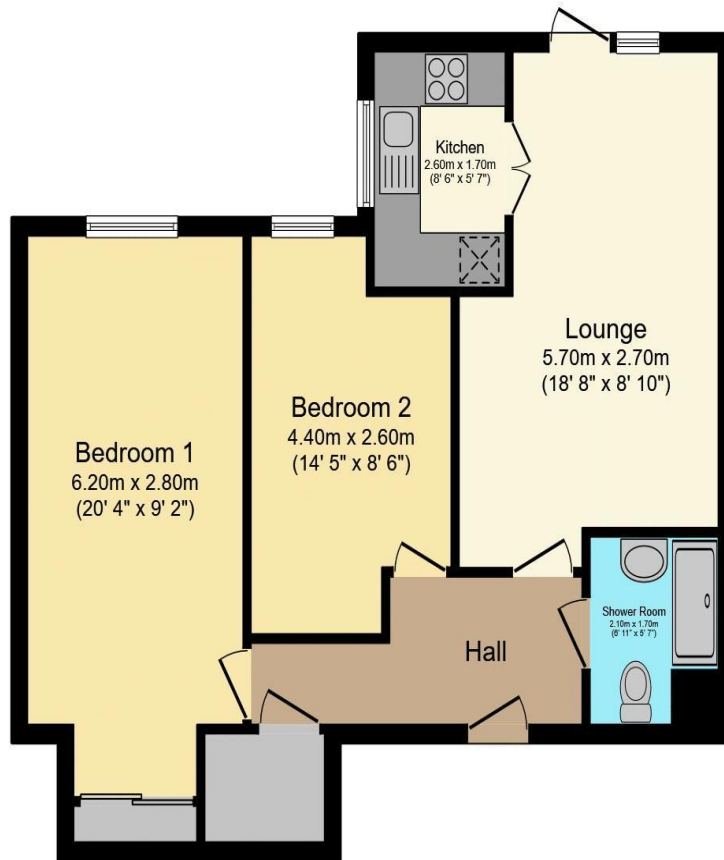
Alder Court is conveniently situated across the road from Post Office and hairdressers, bus stop is outside which provides easy bus access to shops and doctors. Alder Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 26 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Apello response system. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge with kitchen  
Development Manager. Communal Laundry  
24 hour emergency Apello system  
Minimum Age 60  
C C T V at communal entrance doors and  
gate

Guest Suite with en suite shower room  
Lift to all floors & Electric Gate to  
Development Car Park  
Communal garden with summer house  
Annual service charge £4,583.64 Annual  
Ground rent £410.00



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 61.7 m<sup>2</sup> (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/8/24**

**Annual Ground Rent:**

**£410.00**

**Ground Rent Period Review:**

**Next Uplift 2025**

**Annual Service Charge:**

**£4,583.64**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.