

## 7 Alder Court

Union Lane, Cambridge, Cambridgeshire, CB4 1GX



**PRICE: £169,999**

**Lease: 125 year lease from  
2001**

### Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT ACCESS TO OUTSIDE FROM LIVING ROOM. 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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. Draft details awaiting approval.

Residents' lounge with kitchen, Guest Suite with en suite shower room  
Development Manager. Communal Laundry  
24 hour emergency Apello system  
Minimum Age 60  
C C T V at communal entrance doors and

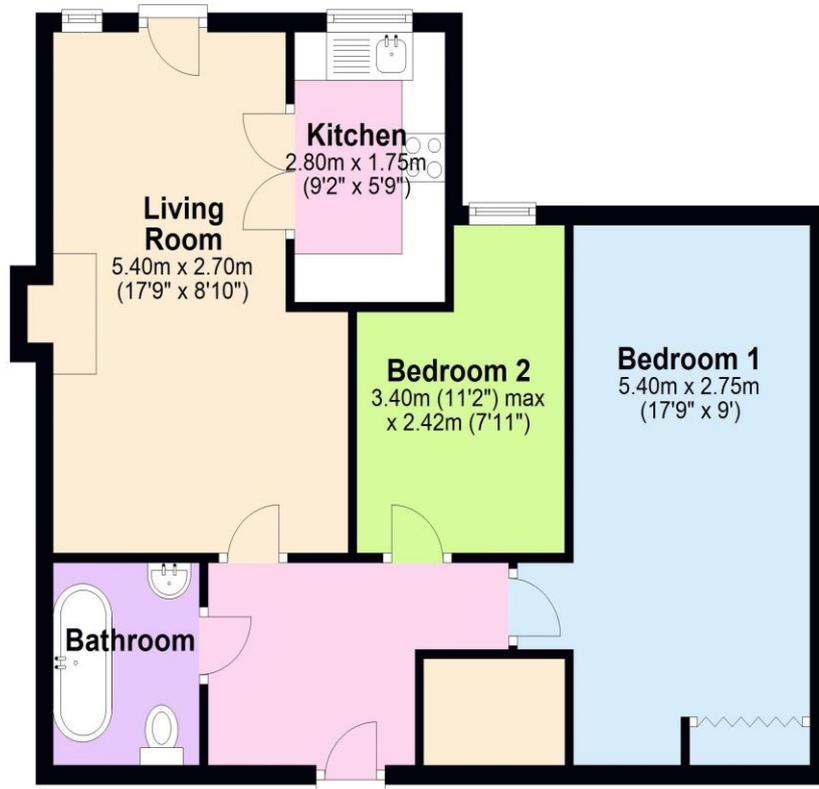
Electric Gate to Development Car Park  
Communal garden with summer house  
Lift to all floors  
Lease: 125 year lease from 2001



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

**Flat**

Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
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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>	73	80
(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:**

**31/08/25**

**Annual Ground Rent:**

**£924.27**

**Ground Rent Period Review:**

**Next Uplift 2045**

**Annual Service Charge:**

**£4,645.26**

**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.