

11 Alder Court

Union Lane, Cambridge, Cambridgeshire, CB4 1GX



PRICE: £125,000

Lease: 125 year from 2001

Property Description:

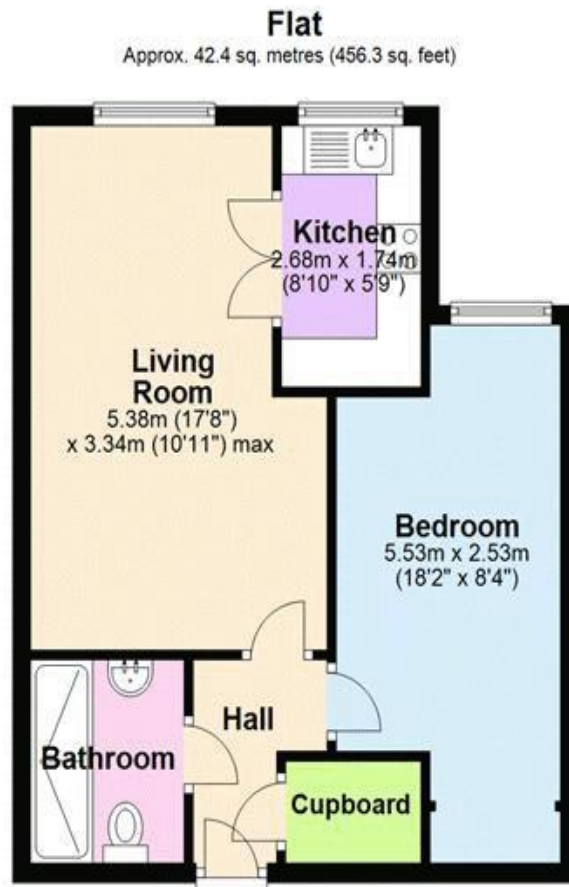
A ONE BEDROOM RETIREMENT PROPERTY ON THE FIRST FLOOR. THE PROPERTY HAS A SOUTH/WEST ASPECT WITH NO CHAIN

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.

- Residents' lounge with kitchen
- Communal Laundry. Communal Garden with summer house
- 24 hour emergency Apello system & House Manager
- Minimum Age 60. Lift to all floors.
- CCTV Door entry system
- Guest Suite with en suite shower room
- Electric Gate to Development Car Park
- Leasehold 125 years from 2001
- Annual Service Charge £3096.84 & Annual Ground Rent £350.00



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



Total area: approx. 42.4 sq. metres (456.3 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£350.00

Ground Rent Period Review:

Next uplift 2024

Annual Service Charge:

£3096.84

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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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.