



Connells

Cavendish Court, Sackville Way
Great Cambourne



Good size retirement apartment presenting new carpets throughout, kitchen with eye level oven, lounge/diner, fantastic size bedroom and bathroom with walk in shower. Communal garden and parking areas are further benefits along with being set in Great Cambourne close to local amenities.

Entrance Hall

Door to front, pull cord, storage cupboard, cupboard housing hot water tank.

Kitchen

6' 11" x 10' 6" (2.11m x 3.20m)

Electric window to rear, fitted kitchen with wall and base units, complementary work surfaces, sink with one and a half bowl and drainer, tiled splash back, electric eye level oven, electric hob, cooker hood, integrated washing machine and fridge/freezer, central heating boiler.



Lounge/diner

10' 11" Max x 19' 11" Max (3.33m Max x 6.07m Max)

Window to rear, telephone point, television point, electric fireplace and surround, wall lights, two radiators.

Bedroom One

Irregular Shaped Room 12' 9" Max x 18' 2" Max (3.89m Max x 5.54m)

Window to rear, telephone point, television point, pull cord, radiator.

Walk In Wardrobe

4' 11" Max x 7' (1.50m Max x 2.13m)

walk in wardrobe with hanging space, shelves, light.

Bathroom

Double walk in shower cubicle, part tiled, wash hand basin, WC, shaver point, pull cord, radiator.

Agent Notes

This property also benefits from use of a communal lounge, dining room where a three course meal can be served at lunchtime if pre-booked, garden and shared car park.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/CBN305497](https://www.connells.co.uk/Property/CBN305497)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN305497 - 0009

