



Connells

Darwin Manor, Jeavons Lane
Great Cambourne



This rarely available, ground floor, independent living retirement apartment benefits from kitchen, lounge/diner, bedroom one with ample built in wardrobes and an ensuite and a second bedroom with built in storage. The building offers communal lounge, garden and a secure car park.

Entrance Hall

Door to rear leading to hallway, radiator, two storage and cupboard, Intercom.

Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)

Electric window to front, fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric eye level oven, electric hob, cooker hood, plumbing for washing machine, integrated washing machine and fridge/freezer.

Lounge/Diner

26' 7" Max x 11' Max (8.10m Max x 3.35m Max)

Door to front, window to front, television point, telephone point, electric fireplace, two radiators.

Bedroom One

16' 11" + Wardrobe x 10' 11" Max (5.16m + Wardrobe x 3.33m Max)

Window to front, two double built in wardrobes, two double fitted wardrobes with dressing table, two fitted bedside draw units, television point, radiator.



Ensuite

Shower cubicle, wash hand basin, WC, part tiled, shaver point, emergency pull cord, extractor fan, heated towel rail.

Bedroom Two

12' 3" Max x 9' Max (3.73m Max x 2.74m Max)

Window to front, fitted single wardrobe with four over cupboards, radiator.

Bathroom

Bath with mix tap and shower over, wash hand basin, WC, part tiled, shaver point, emergency pull cord, spot lights, extractor fan, heated towel rail.

Parking

Access to a secure electric gated car park with visitor parking also.

Agents Notes

Residents lounge

Guest suite available to book on a daily basis

Building managers on site five days a week from 9am to 1pm

Leasehold 999 years from new

Lift access to all levels

Ask regarding Charges









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). Powered by www.focalagent.com

To view this property please contact Connells on

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

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 4650.72

Ground Rent:
 496.84

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306402

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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.

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