



Connells

New Hall Lane  
Great Cambourne



New Hall Lane,  
Great Cambourne, CB23 6GE

For Sale 35% Shared Ownership  
**£122,500**



**RARELY AVAILABLE 35% SHARED OWNERSHIP THREE BEDROOM TOWNHOUSE.** This spacious home provides two reception rooms including a 16' lounge, three double bedrooms, high specification refitted bathroom and two allocated parking spaces in close proximity to Morrisons, The Belfry Hotel and Everyone Active

### Entrance Hall

Door to front, cupboard, stairs to first floor, radiator.

### Cloakroom

Wash hand basin, WC, tiled splash back, plumbing for washing machine, extractor fan, plumbing for washing machine, radiator.

### Dining Room

11' 4" Max x 7' 11" ( 3.45m Max x 2.41m )

Window to front, radiator.

### Kitchen

11' x 9' 8" ( 3.35m x 2.95m )

Window to side, window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine and tumble dryer, space for fridge/freezer, central heating boiler, extractor fan, door to garden, radiator.

### First Floor Landing

Window to rear, stairs to first floor accommodation.

### Lounge

16' 10" Max x 9' 11" Max ( 5.13m Max x 3.02m Max )

Two windows to front, television point, radiator.

## Bedroom One

9' 11" Max x 14' 10" Max ( 3.02m Max x 4.52m Max )

Window to rear and side, radiator.

## Bathroom

Window to front, bath with over flow filler, shower over, glass screen, wall hung WC, vanity wash hand basin, mirrored wall cabinet, shaver point, wall hung cabinet, part tiled, extractor fan, chrome heated towel rail.

## Second Floor Landing

Window to rear, loft access, storage cupboard, airing cupboard.

## Bedroom Two

13' 4" Max x 10' 7" Max ( 4.06m Max x 3.23m Max )

Window to front, radiator.

## Bedroom Three

10' Max x 11' 6" Max ( 3.05m Max x 3.51m Max )

Windows to side and rear, radiator.

## Rear Garden

Fence enclosed, gated access to rear parking, patio area, laid to lawn.

## Parking

Allocated parking two cars.

## Agent Notes

Please ask regarding charges, 50 year lease extension in progress.



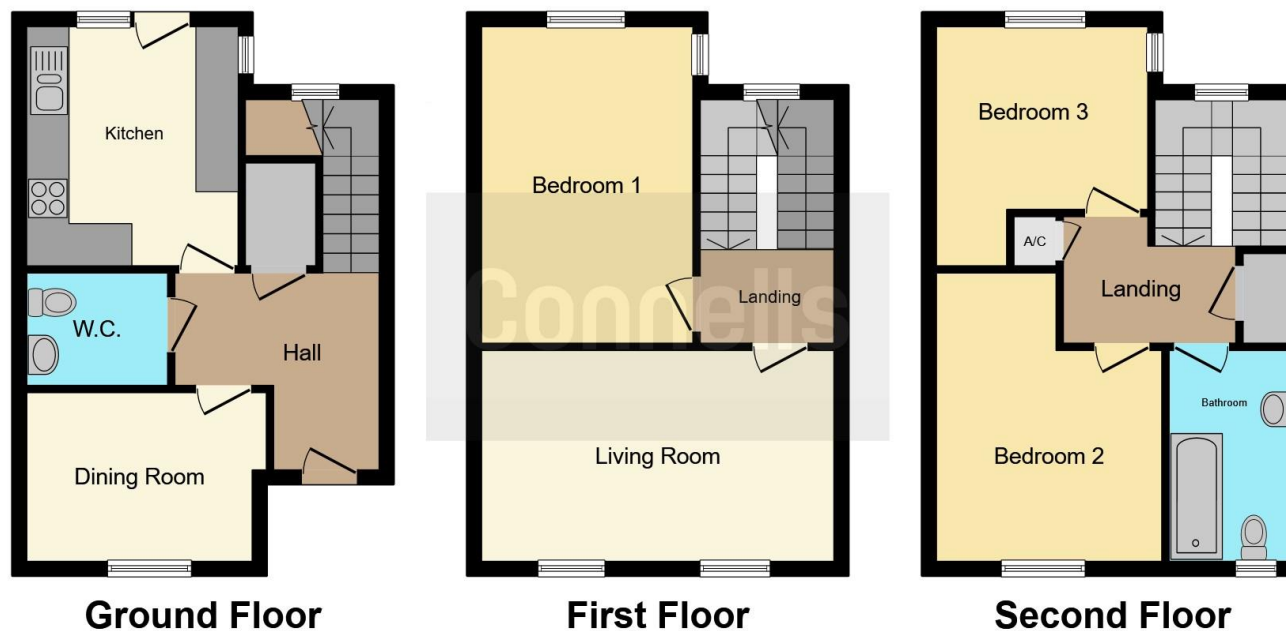












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: C

Council Tax  
 Band: D

Service Charge: 408.00 Ground Rent:  
 7392.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306312](http://connells.co.uk/Property/CBN306312)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Sep 2007. 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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