



Cavendish Court Sackville Way, Great Cambourne Cambridge  
**£110,000 Leasehold**

**Sharman  
Quinney**

# Key Features



999 Years remaining as of 01 Jan 2003

£240.00 Ground Rent pcm

Review due: [Ask Agent](#)

£6924.00 Service Charge pcm

Review due: [Ask Agent](#)

- Fridge Freezer and Washer/Dryer included
- Built in wardrobes
- Ample storage
- New combi boiler
- Juliet Balcony with garden views

The property sits in a very sought after location in Great Cambourne only a few minutes' walk from Morrison's and public transport links. Cambourne is a small, developing town between Cambridge and St Neots. Stunning walks and a large supermarket are some of the many things that attract people to the town. Public transport is very well connected



within the area and major road links take you into Cambridge in approximately 20-25 minutes.

Entrance Hall

Two Large storage cupboards

Kitchen 3.23m x 2.12m (10'7" x 7')

Lounge 6.11m x 3.17m (20' x 10'5")

Bedroom 1 4.29m x 2.61m (14'1 x 8'7 minimum)

Shower room

Walk in shower, Low level WC and Wash hand basin

Outside

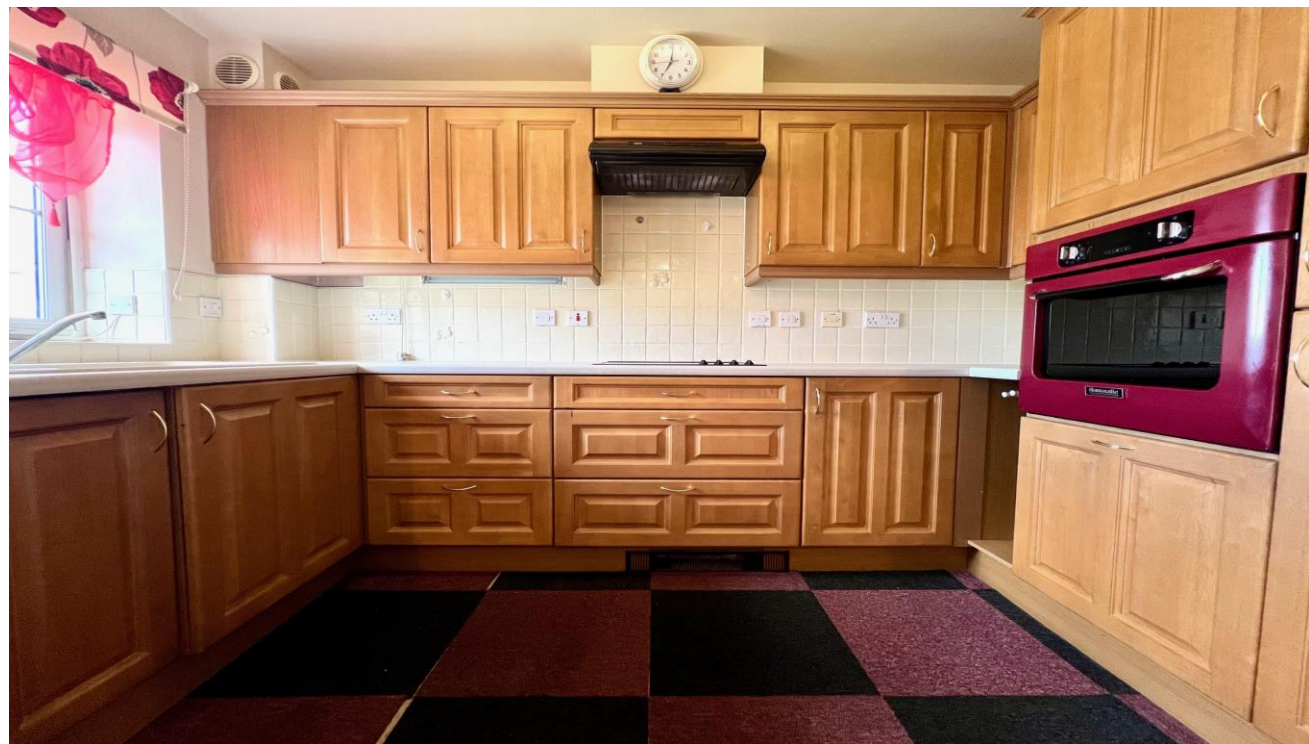
Communal Garden area and allocated parking space.

Services

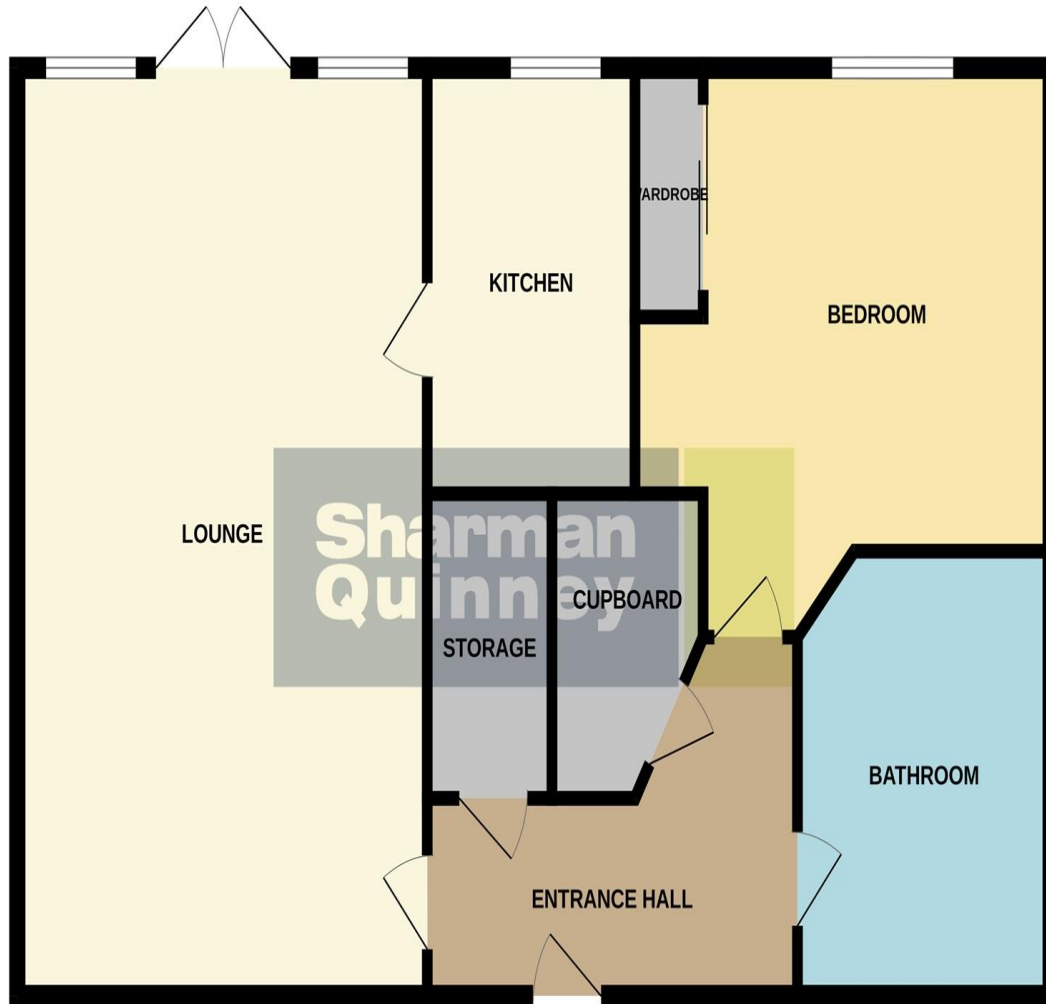
Duty manager on site 24/7. Emergency callouts between 10.00pm and 8.00am. One and half hours service time per week. Restaurant facility offering a three course lunch every day. Family and friends welcome. Handyman. Laundry service.

Facilities

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking. Secure door entry system. Emergency alarm call system.



## GROUND FLOOR



### Accessibility

All areas are wheelchair accessible. Situated in the new village of Cambourne and within 400 yards of the local shops and supermarket. Good local amenities including doctor's surgery, chemist, community centre and shops.

### Lifestyle

Cavendish Court has attractive communal areas. The busy social programme includes coffee mornings, film nights, birthday parties, quiz nights and themed lunches. The Hobbies Room affords a place for likeminded people to meet for a game of scrabble, cards or jigsaw making.

New Owners are accepted over 65 years of age.


Pets are welcome (subject to terms of the lease).

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

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 SCAN ME



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