



Cavendish Court Sackville Way, Great Cambourne Cambridge
£120,000 Leasehold

**Sharman
Quinney**

Key Features

 1  1  B  B



999 Years remaining as of 01 Jan 2003
£312.42 Ground Rent pcm
Review due: Ask Agent
£8220.12 Service Charge pcm
Review due: 03/2025

- Short Walking Distance to local Amenities
- Well Maintained Communal Areas
- Ample Storage
- Allocated Parking Space
- 20 Foot Lounge/Diner with Juliet Balcony

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

2 generous storage cupboards

Lounge/Diner - 20.7" x 10.7" (6.27m x 3.22m)
Featured electric fireplace with Juliet balcony.

Kitchen - 6.9" x 10.5" (2.05m x 3.17m)
Fitted with a matching range of wall and base units comprising of an electric hob, extractor fan, integral Fridge/Freezer and Washing machine with window to rear.

Master Bedroom - 13.2" Max x 12.5" Max (4.01m Max x 3.78m Max)
Built-In wardrobes with window to rear.

Shower Room - 7.8" x 7.7" (2.33m x 2.31)
Fitted with a three-piece suite comprising of a walk-in shower, wash hand basin and low-level-WC.

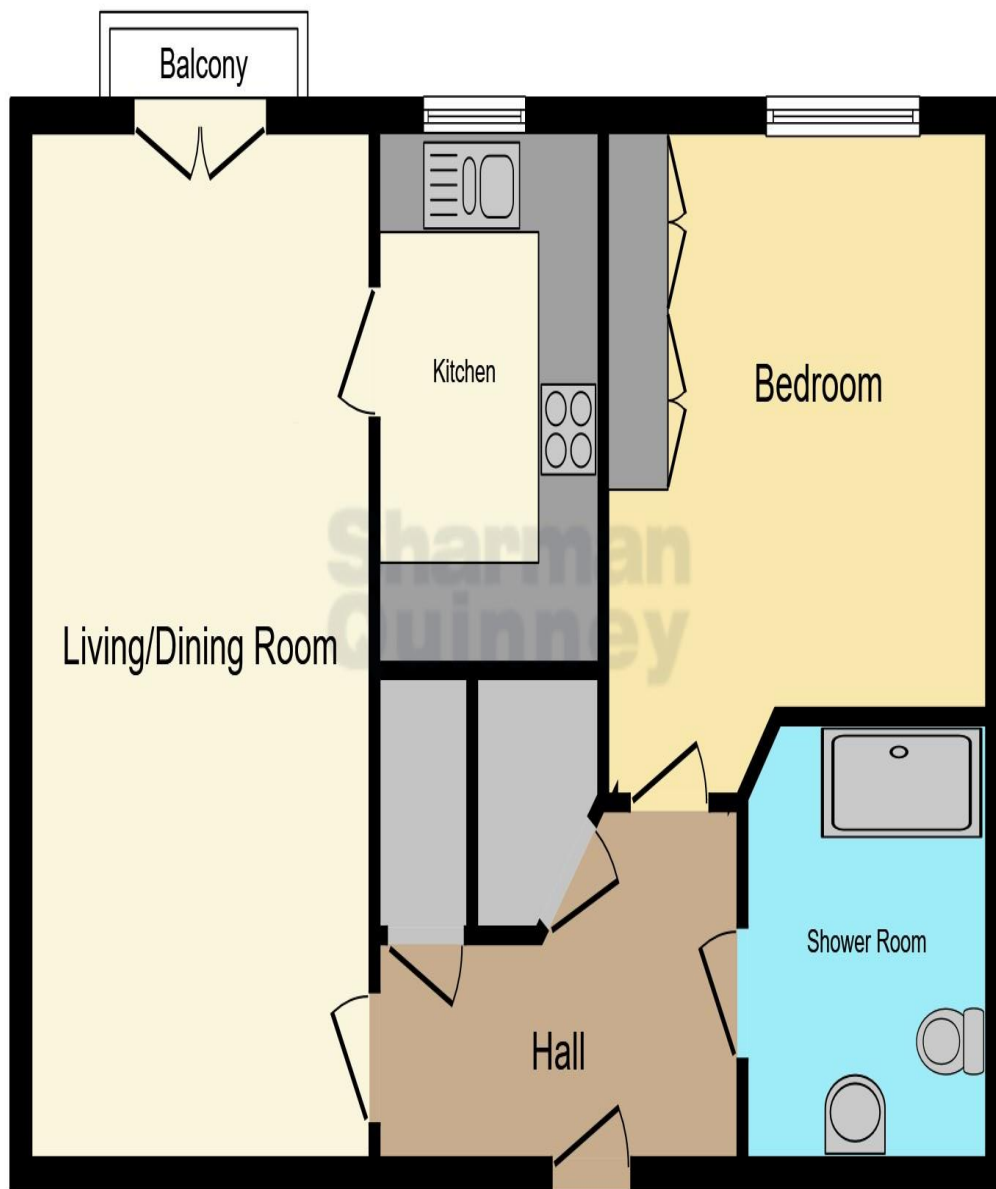
Outside

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





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

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.

Accessibility

All areas are wheelchair accessible. Situated in the centre 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

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :CSQ203980 - 0001