



Alder Court Union Lane, Cambridge
CB4 1GX

Pocock + Shaw

21 Alder Court Union Lane
Cambridge
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A bright and well presented one bedroom apartment in this popular and well located residential scheme for the over 60's.

- One bedroom second (top) floor apartment
- All windows have a bright S/W aspect
- Spacious sitting/dining room
- Updated shower room (2018)
- Double bedroom with built-in wardrobe
- Deep storage cupboard and loft space.
- House manager and 24 hour care line
- Fitted kitchen with existing white goods to remain
- Residents Lounge and Laundry room
- Gated parking area and landscaped gardens

Guide Price £130,000



Alder Court is located on the corner of Union Lane and Chesterton High Street and approximately 1.5 miles from the city centre. There are good shopping facilities close by as well as a good bus service and the recently opened Cambridge North Rail Station.

The apartment comprises one of 26 properties within the development - constructed by McCarthy & Stone Developments Ltd. The development offers a communal residents lounge, guest suite (room with ensuite for family/friends to use when visiting - at nominal charge), a laundry room (with recently replaced machines), a beautiful landscaped garden with seating areas and gated communal parking. There is also a house manager and a 24 hour emergency care line system in place

COMMUNAL ENTRANCE HALLWAY with security entry phone system, stairs and lift to the upper floors, access to residents lounge, laundry, guest suite, gardens and parking area.

THE APARTMENT

SECOND FLOOR private front door to;

ENTRANCE HALLWAY with loft access hatch, deep (5'4" x 3'6") built-in cupboard with electric meter, shelving and lighting, doors to

SITTING/DINING ROOM 17' 7" x 11' 2"(narrowing to 8' 10")" (5.36m x 3.4m) with window to front, coving, ceiling mounted spotlight units, Creda electric storage heater, feature fireplace with inset electric fire, TV and FM points, glazed double doors to;

KITCHEN 9' 1" x 5' 8" (2.77m x 1.73m) with window to front, good range of built in wall and base units with worktops and tiled splashbacks, Electrolux 4 ring electric hob with extractor hood over, eye-level electrolux oven, Miele under counter fridge, Bosch dishwasher, stainless steel sink unit and drainer, wall mounted Creda electric convector heater.

BEDROOM 15' 6 (to wardrobes)" x 8' 7" (4.72m x 2.62m) window to front, coving, mirror-fronted doors to built-in wardrobe cupboard with clothes hanging rail and shelving, Creda electric storage heating, TV point,

SHOWER ROOM large modern shower cubicle (fitted in 2018) with wide access area, glass full-length shower screen, chrome shower unit and fully tiled walls, vanity wash hand basin with inset mirror, strip light and shaver point over, WC, heated towel rail, Greenwwod Airvac extractor fan, Creda wall mounted electric convector heater.

OUTSIDE Delightful communal gardens laid mainly to lawn with seating/patio areas, trees and shrubs.

Communal gated parking area.

TENURE The property is leasehold for a term of 125 years from 1st December 2001 (104 years remaining). It is understood that the ground rent is £350 (£175 half yearly) per annum and the service charge is currently about £2844 per annum (£1,422.34 half yearly).

SERVICES Mains water, electricity and drainage

COUNCIL TAX Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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