



Coolidge Gardens, Cottenham
CB24 8RQ

Pocock+Shaw

31 Coolidge Gardens
Cottenham
Cambridge
Cambridgeshire
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A one bedroom bungalow sold on a 45% share with SCDC. In an attractive setting, tucked away in a corner position. Built in 1965 of a traditional construction specifically restricted to the over 60's. Being a short walk from the village centre, and numerous shops, including a Co-Op, doctors surgery and dentist.

- Porch and entrance hall
- Lounge
- Kitchen
- Shower wet room
- Double bedroom
- Chain free
- 45% shared ownership for the over 60's

Shared Ownership £99,000



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Porch Glazed entrance door to:

Hall Radiator, single storage cupboard. Access to loft space, single boiler cupboard. Door to:

Sitting room 16'10" x 9'4" (5.13 m x 2.84 m) Window to the rear, double French doors to the front, two radiators.

Kitchen 9'11" x 9'2" (3.02 m x 2.79 m) Fitted work surface with single drainer stainless steel sink unit and base unit, range of shaker style base units space for slot in cooker. Matching wall mounted cupboards. Window to the rear and door to the rear.

Bedroom 11'2" x 10'8" (3.40 m x 3.25 m) Window to the front, double radiator.

Shower room Fitted wall mounted wash basin, close coupled WC and shower area. Part ceramic tiling to the walls, radiator, heated towel rail, window to the rear.

Outside There are open plan communal front and rear gardens with drying area.

Services All mains services are connected.

Tenure The property is Leasehold. Dated 18th December 2006 for a term of 125 years (approx. 106 years remaining)

The Estimated service charge figures for 2025/26 are as below:

Service Charge - £173.74 per quarter

Buildings insurance - £12.28 per quarter

Ground rent - £6.50 per quarter

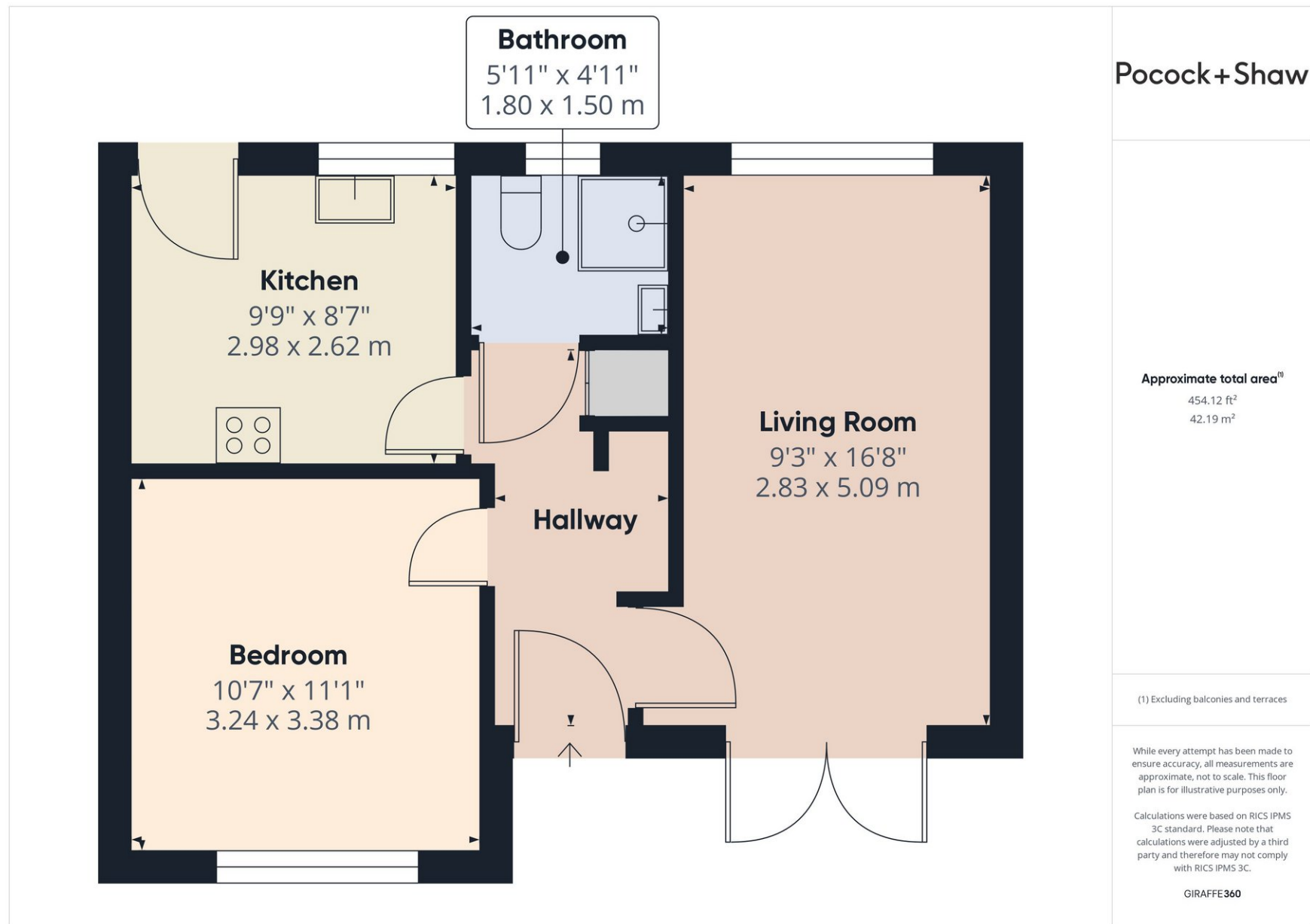
There is also a **weekly rent of £32.65** for the 30% share not owned

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



EPC awaited



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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