



Monet Way, Cottenham, Cambridge  
CB24 8XQ

**Pocock+Shaw**

3 Monet Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XQ

A brand new luxury two bedroom detached park home, set on this private family-run estate, just off the main High Street. Set within 4 acres of landscaped parkland and lake, nature lovers can enjoy frequent visits from Woodpeckers, Kingfishers, Swans and other wildlife.

- Hall with boarded loft
- L shaped lounge/ dining room with full volume ceiling
- Fully fitted kitchen
- Utility room, with all appliances
- Two bedrooms
- En suite shower room and dressing room to bedroom one
- Luxury family bathroom with roll top bath
- Gas radiator heating
- Fully furnished
- Block paved parking space

Offers in region of £269,000



Cottenham Park is a well-maintained, fully residential park home estate, ideally located off the High Street, with various shops and amenities within walking distance. Perfect for semi or fully retired individuals over the age of 50. Established in the 1960s and family-owned, the park offers modern homes with Platinum Seal 10-year warranties, ensuring peace of mind for new home-owners.

There is ample parking and also a single garage.

### Steps up to:

### Double glazed entrance door

**Reception hall** Radiator, coved cornice, access to insulated and boarded loft space. Single fitted shelved airing cupboard.

**L shaped lounge/ Dining room** 18'10" x 16'7" (5.74 m x 5.05 m) An impressive room with full volume ceiling, and feature acoustic wall ideal for wall mounted TV. Picture windows to the front and side. Wall mounted flame effect fireplace with remote control. Recessed spotlights to the ceiling.

**Fitted Kitchen** 9'3" x 9'1" (2.82 m x 2.77 m) Fully fitted range of soft close units set under a contrasting wood effect work surface. Inset one and a quarter bowl composite sink unit with mixer tap, four burner gas hob, with extractor above and matching double oven. Matching range of wall mounted cupboards. Integrated fridge /freezer. Velux style rooflight and recessed spotlights, window to the side. Integrated dishwasher. Attractive wood effect flooring. Door to:

**Utility room** Continuation of soft close units and work surface from the kitchen, with single bowl composite sink unit, matching wall mounted cupboards with wall mounted gas fired heating boiler. Integrated washing machine and tumble dryer. Door to storage cupboard with coat hooks. Glazed door to the side.

**Bedroom one** 10'10" x 9'3" (3.30 m x 2.82 m) Two picture windows to the side, coved cornice and recessed spotlights to the ceiling. Radiator. Doors to en-suite and walk in closet.

**Walk in closet** 5'7" x 3'9" (1.70 m x 1.14 m) Radiator. Fitted shelf and drawer unit, hanging rail.

**En suite shower room** Vanity wash basin with double cupboard beneath and mixer tap, close coupled WC and corner shower cubicle. Illuminated mirror, window to the side

**Bedroom two** 9'11" x 9'9" (3.02 m x 2.97 m) Picture window to the side and window to the rear, radiator. Triple fitted wardrobe to one wall.

**Bathroom** Luxury white suite with feature freestanding roll top bath, counter set wash basin with cupboard beneath and enclosed cistern WC. Heated towel rail radiator..

**Study** 5'8" x 4'7" (1.73 m x 1.40 m) Fitted desk unit with drawers and matching wall display unit. Picture window to the side. Radiator.

**Outside** The property is set with a block paved parking space and lawn area to the side and rear.

**Shed** 6'7" x 6'3" (2.01 m x 1.90 m)

**Single garage** 17'2" x 8'10" (5.23 m x 2.69 m) Single up and over door.

**Tenure** Regulated License Agreement  
Ground rent - £2808 per annum  
Council tax - A  
Heating - Mains Gas  
Age restriction - over 50  
Pets - not permitted

**Services** All mains services are connected.

**Viewing** By prior appointment with Pocock and Shaw

**Agents note** Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you



will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £234.00 to locate your home on that plot.

You do not have to pay stamp duty or employ the use of a solicitor to purchase a park home, although, you may choose to do so.

For reasons of clarity and transparency, we suggest you visit the park home living website for current information on choosing

**Council Tax** Band A

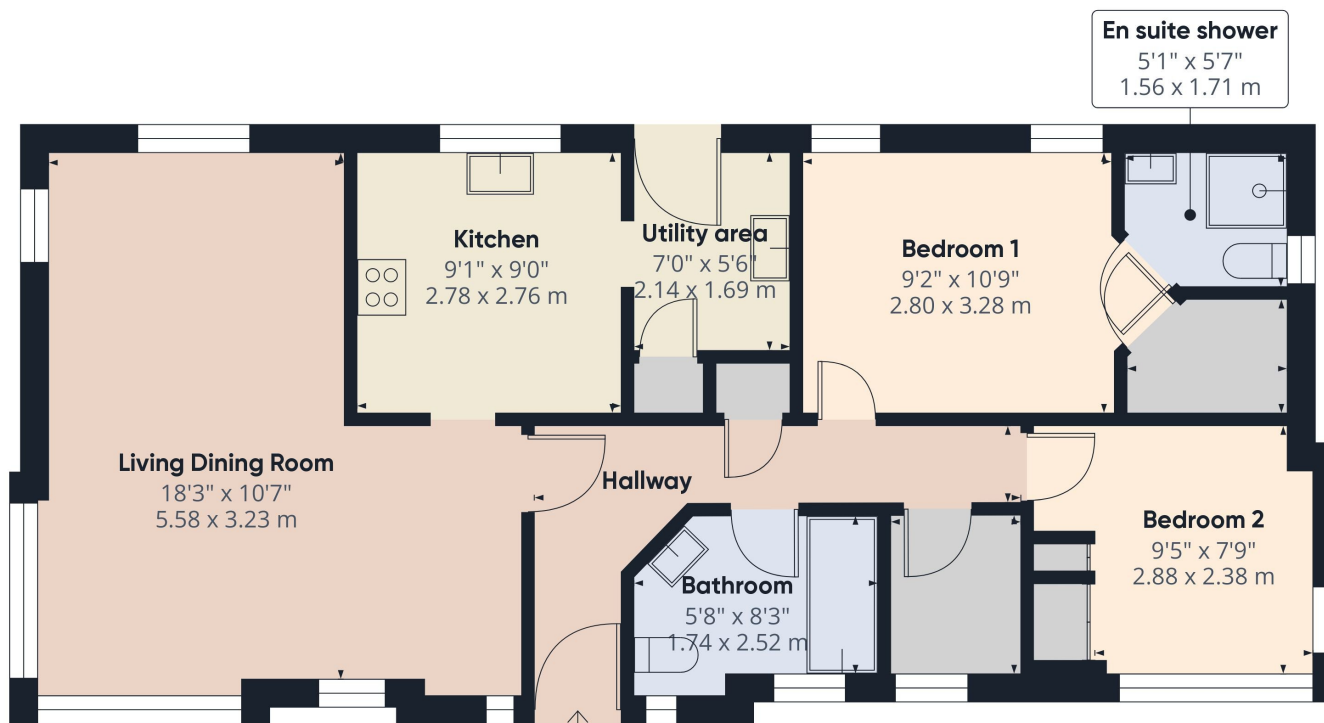
**Viewing** By Arrangement with Pocock + Shaw



**Approximate total area**

780.6 ft<sup>2</sup>

72.52 m<sup>2</sup>



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

**Pocock + Shaw**