

**ten** sales &  
lettings

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Apartment 12 Uplands Place, High Street, Great Cambourne, CB23 6LH

Bedrooms: 1 Bathroom: 1

254950

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# Property Features

- NEW BUILD EXCLUSIVE LIVING WITH EXCELLENT STAMP DUTY & LEGAL FEE INCENTIVES
- LIFT ACCESS
- LUXURIOUS FINISH THROUGHOUT
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY DESIGN SHOWER ROOM
- CLOSE KNIT COMMUNITY FEEL WITH MANY SOCIAL ACTIVITIES
- EXCELLENT AMENITIES WITHIN WALKING DISTANCE



\*\*\* NEW BUILD \*\*\* AN EXCLUSIVE OVER 60'S DEVELOPMENT. \*\*\*\*\*Reserve a new property by 30th August 2024 and McCarthy Stone will pay your Stamp Duty (up to £5,000) and help towards legal, estate agent and moving fees. Terms and conditions apply. Offer available on selected properties on reservations from 01/06/24 to 30/08/24 that legally complete by 25/10/24\*\*\*\*\* Ten Property Agents are delighted to offer this stunning brand new contemporary finish one bedroom apartment, within the prestigious McCarthy Stone Development, central to Great Cambourne The property offers expansive open plan living and dining area, a modern, fully fitted kitchen, a large, comfortable bedroom and a stylish shower room. Experience the perfect blend of luxury and convenience in this exceptional home. In a prominent town centre location, our Cambourne development offers a wealth of opportunities close by. The central High Street is on the doorstep, with local amenities like a Post office, Supermarket and banks, as well as some independent restaurants, shops and cafes.



# Room Details & Dimensions

## ENTRANCE HALL

With access to a useful walk in cupboard and doors to the living room, bedroom and shower room.

## OPEN PLAN LIVING / DINING ROOM *20' 1" x 10' 4" (6.12m x 3.15m)*

With a door which leads out to a patio area, giving a bright and airy feel.

## KITCHEN *7' 10" x 7' 3" (2.39m x 2.21m)*

With a window to the rear and comprising a fully fitted kitchen with integrated fridge/freezer, electric oven and hob.

## BEDROOM *13' 1" x 10' 11" (3.98m x 3.32m)*

With a walk-in wardrobe and ample room for furniture.

## SHOWER ROOM *6' 9" x 7' 3" (2.06m x 2.21m)*

With a contemporary white suite comprising wc, wash basin and shower cubicle together with fully tiled walls and heated towel rail.



## OTHER INFORMATION

LEASE INFORMATION Ground rent £425 per annum Service Charge £2868 per annum Lease Length 996 years remaining  
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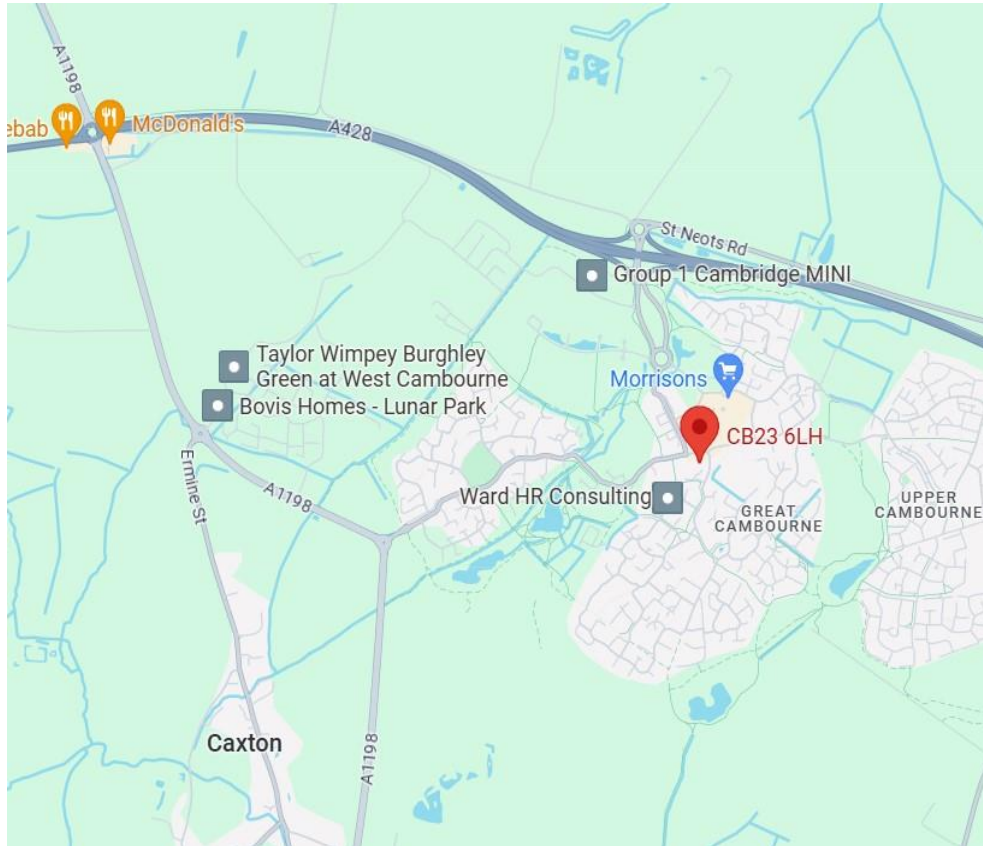
12  
559.46 SQFT  
51.98 SQM



LIVING (Max)  
KITCHEN (Max)  
SHOWER (Max)  
BEDROOM (Max)

20' - 1" x 10' - 4"  
7' - 10" x 7' - 3"  
6' - 9" x 7' - 3"  
13' - 1" x 10' - 11"

6122mm x 3149mm  
2400mm x 2200mm  
2050mm x 2200mm  
3995mm x 3340mm



Council Tax Band: B  
EPC Rating: C  
Tenure: Leasehold  
Term Remaining: n/a

### Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.