

**ten** sales &  
lettings

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Apartment 47 Uplands Place, High Street, Great Cambourne,  
Bedrooms: 1 Bathroom: 1

Shared Ownership £130,000

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# Property Features

- NEW BUILD EXCLUSIVE LIVING WITH EXCELLENT STAMP DUTY & LEGAL FEE INCENTIVES
- SHARED OWNERSHIP 50% OR 75% AVAILABLE
- 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





# 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' 3" (6.12m x 3.12m)*

With a door which leads out to Juliette balcony, 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' 5" x 13' 2" (4.09m x 4.01m)*

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

### SHARED OWNERSHIP OPTIONS \*

from £130,000 with monthly rent of £298 pcm based on a 50% example share. or £195,000 with no monthly rent based on a 75% example share#

\* terms and conditions apply as well as meeting criteria.

### LEASE INFORMATION

Ground rent £425 per annum Service Charge £2868 per annum  
Lease Length 996 years remaining

### CURRENT OFFERS

Reserve a new property by 30th August 2024 and we'll 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.



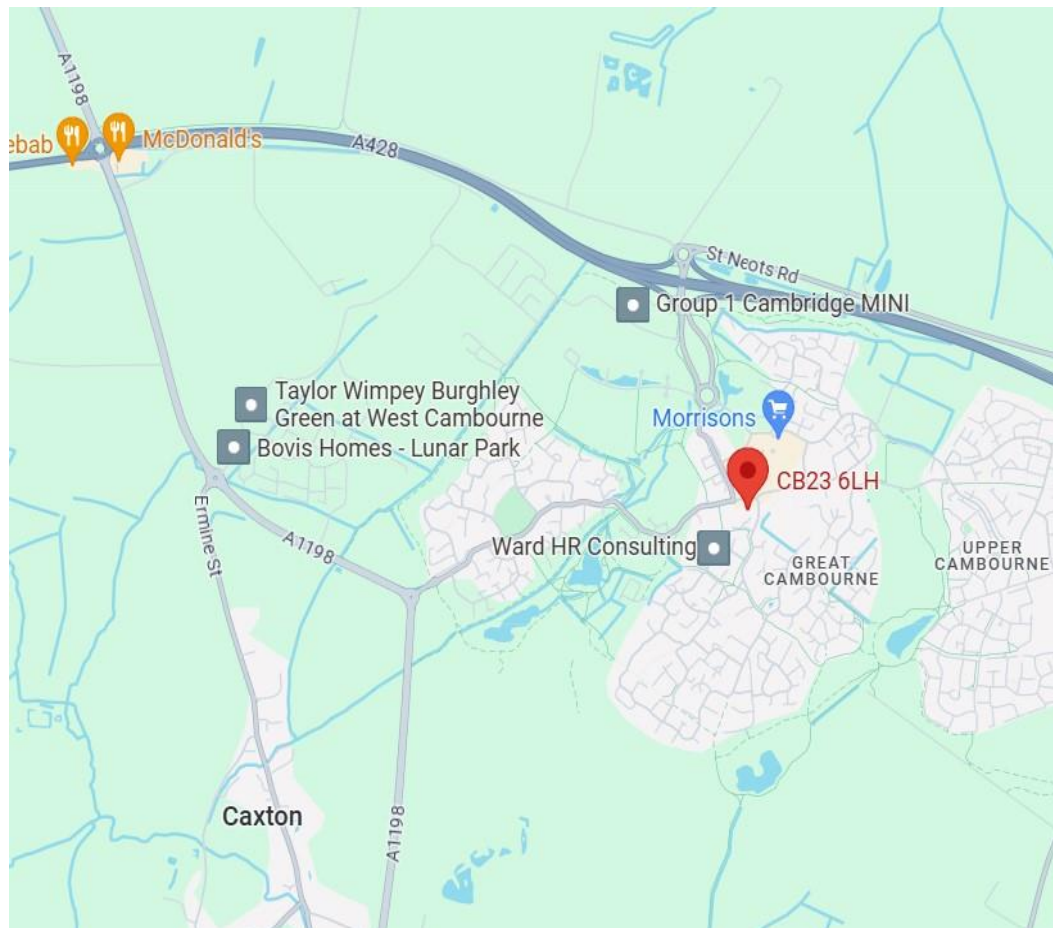


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47  
575.87 SQFT  
53.50 SQM



LIVING (Max)	20' - 1" x 10' - 3"	6122mm x 3120mm
KITCHEN (Max)	7' - 10" x 7' - 3"	2400mm x 2200mm
SHOWER (Max)	6' - 9" x 7' - 3"	2050mm x 2200mm
BEDROOM (Max)	13' - 5" x 13' - 2"	4078mm x 4015mm



Council Tax Band: B  
EPC Rating: B  
Tenure: Leasehold  
Term Remaining: 996 years

### 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.