



Radcliffe & Rust
Residential sales & lettings

10 North Lodge Park, Cambridge CB24 6UB
50% Shared Ownership £127,500

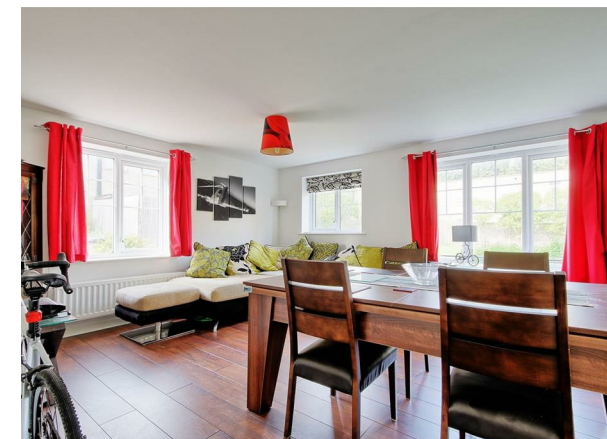
Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this, chain free, two-bedroom, 50% shared ownership, flat in the highly desirable village of Milton, immediately north of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the A14, A428 and M11. Milton is less than 5 miles from Cambridge, so it is ideal for commuters into the city or those who work from home but like to travel somewhere busier for social reasons with friends or family. Bus services from the village run into Cambridge frequently, but if you are a keen cyclist and enjoy being outdoors, you could reach the city centre within 30 minutes. Alternatively, Cambridge North train station is just down the road. This village is popular for many reasons, including the facilities on offer. There are pubs, shops and community events galore, making it the perfect place to live for couples, singletons and families alike. And schools? North Lodge Park is in the catchment area for Milton Church of England Primary School. Children over 11 usually attend secondary school at nearby Impington Village College, which rated good in its latest Ofsted.

Once inside the property, there is a long hallway that offers plenty of wall space for adding coat hooks or a shoe rack if you wish. To your right, as you enter the flat, is the bathroom with a W.C., hand basin and bath (with shower attachment on taps). Opposite the bathroom is a large storage cupboard. The first bedroom you reach as you walk through the hallway is bedroom one, which is a generous double and comes with a built-in double wardrobe. Next to the first bedroom is the second bedroom. This room is a much larger double, currently set up as a second reception, with plenty of space for a bed and wardrobe; other furniture could be added comfortably without it being a squeeze. There is certainly no shortage of space! Two large windows flood the room with light, creating a cosy space for a comfortable night's sleep. Although this could easily be a second bedroom if required, it would also make the perfect second living space, office or gym for a single person or couple. At the end of the entrance hallway to your right is the open-plan lounge/dining/kitchen area, which is something a bit special. This room is big, bright and full of light, and the design makes for the perfect environment for socialising as a couple, small family or with friends. The neutral décor and wooden floor (that follows in from the hallway) have a modern feel. One half of the space makes for a comfortable lounge/dining room. At the other end of the room, tucked around the corner, is the kitchen. The white, grey and black colour scheme of the kitchen cupboards, worktops and tiles keep the room bright and modern, and minimal upgrading is required...taste dependent, of course. It is a delightful space for any wannabe chef to enjoy.

The property would be a delightful property for anyone to call home. It is a 50% share, leasehold and comes with one allocated parking space. North Lodge Park is in a desirable part of Cambridgeshire...so don't miss out. Please call us on 01223 307898 to arrange a viewing at North Lodge Park and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Chain free
50% Shared Ownership property
Tenure: Leasehold
Service charge: £1,308.72 per annum
Current monthly rent on non-owned 50% share: £315.96
Remaining lease length of 89 years
Housing association: Sanctuary Housing - eligibility for the shared ownership property can be found here: <https://www.sanctuary-homes.co.uk/news/am-i-eligible-for-shared-ownership>
Council Tax band: B



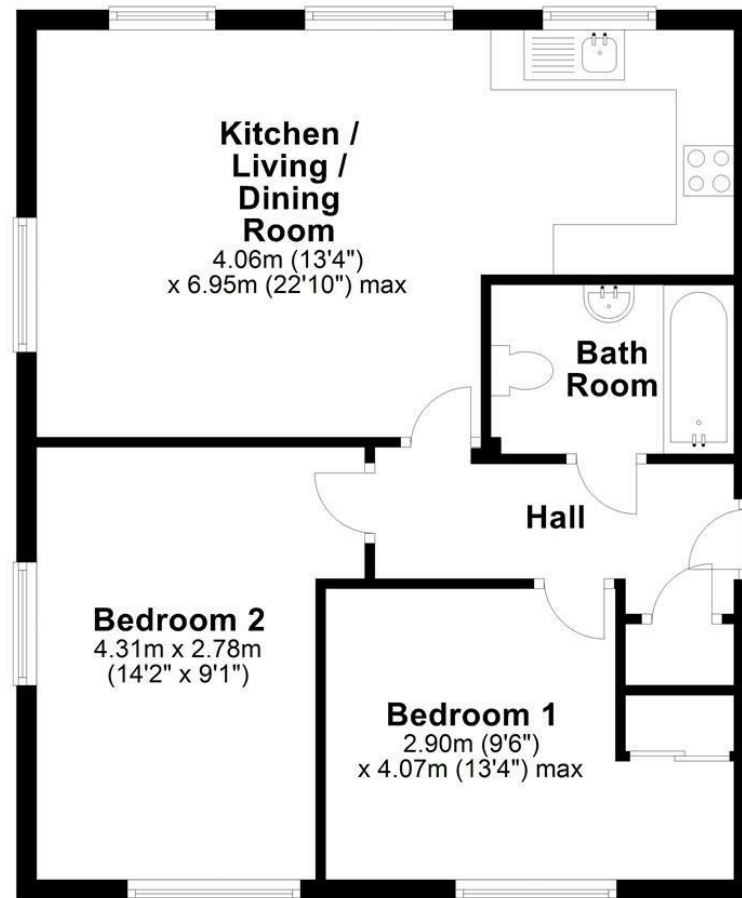
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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Floor Plan

Approx. 58.9 sq. metres (634.5 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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