



14 Churchfield Court, High Street, Girton, Cambridge CB3 0XA

A spacious, two-bedroom, ground floor apartment overlooking beautiful courtyard gardens

Entrance Hall

Shower Room

Sitting Room

Kitchen

Two Double Bedrooms

En-suite Shower Room

Garage

Garden Room

Patio Garden

150year Lease (from 1998)

No Ground Rent

55+ Age Covenant.

The Property

14 Churchfield Court is a spacious two bedroom ground floor apartment with a garden room and patio garden.

Upon entering the property there is a generous entrance hall and hallway leading to all main rooms of the property. The Property has a large light and airy, open plan sitting/dining room which opens up into the garden room. Access to the spacious patio garden is provided from both the dining room and garden room.

There is a fully fitted modern kitchen with an Induction hob and integrated Neff oven. A integrated fridge freezer and dishwasher are also included in the sale.

The property benefits from two double bedrooms both with built in wardrobe space. Bedroom one also has an spacious en-suite shower room.

There is electric radiators and double glazing throughout.

A single garage, with light and power, is located in a block nearby.

Guide Price: £550,000 (Leasehold)

Directions to Churchfield Court

Girton is situated just to the north of Cambridge about three miles from Junction 13 of the M11. Cambridge itself is about three miles away via the A1307.

From the M11 North exit at J13 and take the slip road and at the traffic lights turn right. Take the 2nd left turning for Eddington/Sainsburys, follow the main road around Eddington and at the traffic lights turn left and after passing the petrol station turn right into Girton. Go through the village and Churchfield Court is a 100 metres on the right hand side after going past The Old Crown.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01223 277877 / 07384 469628 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



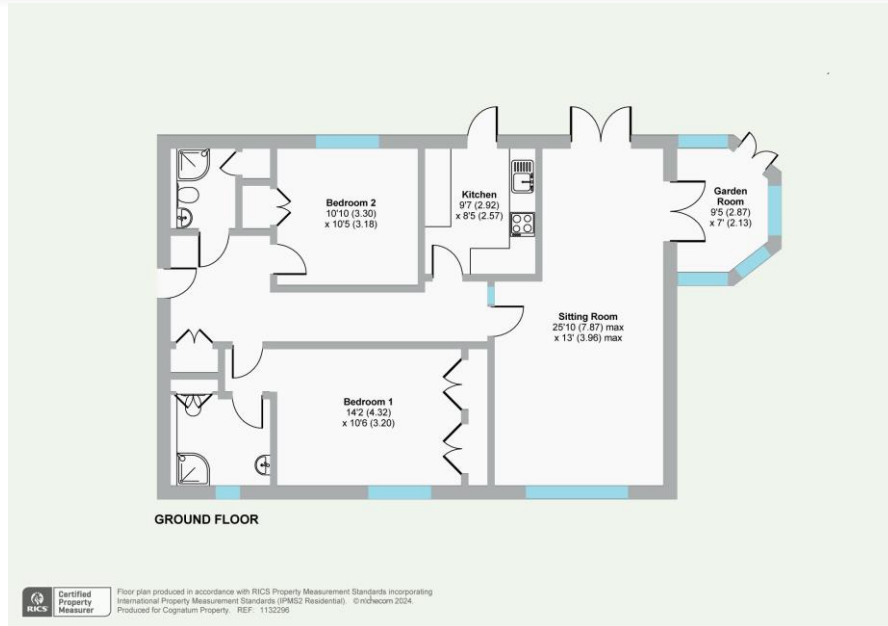
Bedroom 1



Bedroom 2



Bathroom



Rear with wrap around patio garden

Approximate Gross Internals: 97.2m² / 1046 ft²

Service Charge: £7,928 pa

Energy Performance Rating: D

Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Churchfield Court

Churchfield Court is built around two landscaped courtyards on the edge of the village in a former farmyard. The two and three-bedroom cottages and apartments are attractively designed, many with conservatories, and there are views over the several acres of the estate meadow. Beyond an impressive archway is a gate leading to open countryside with excellent walks.

A five minute drive away (or fifteen minute walk) you will find Girton grocery store and village pond, where you might glimpse the geese that have traditionally provided quills to the colleges of Cambridge University. There are also two pubs, a tennis club and a golf course. Less than three miles away is the centre of Cambridge, one of the most beautiful cities in the world, where theatres, art collections, libraries, museums and shops blend in the wonderful setting of the university buildings and the River Cam. The impressive array of aircraft at Duxford is also close at hand, as are the National Trust properties of Anglesey Abbey, Houghton Mill and Wimpole Hall and estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER



23 PROPERTIES
BUILT 1998



GUEST
SUITE



GARDENER



MINIBUS
SERVICE



Churchfield Court Gardens



The Old Crown



Girton College, Cambridge



St Andrew's Church

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PROPERTY

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