



Connells

Uplands Place, High Street
Great Cambourne



Set in Great Cambourne close to amenities, this inviting two-bed retirement apartment offers a kitchen, bright lounge/diner, an ensuite main bedroom and a modern walk in shower to the main bathroom, with superb communal lounges, a bar area and a stunning rooftop seating terrace.

Entrance Hall

Door to communal hallway, double utility cupboard with central heating boiler, tank and plumbing for washing machine.

Kitchen

Fitted kitchen with wall and base units, complementary work surface, sink and drainer, tiled splash back, electric oven, electric hob, stainless steel cooker hood, glass splash back, integrated fridge/freezer.

Lounge/Dining Room

Full length window to front, radiator.

Bedroom One

Juliet balcony to front, walk in wardrobe, telephone point, radiator.

Ensuite

Walk in shower, vanity wash hand basin, WC, part tiled, mirror with light and sensor, tiled flooring, chrome heated towel rail, extractor fan.



Bedroom Two

Full length window to front, radiator.

Bathroom

Corner shower, vanity wash hand basin, WC, part tiled, extractor fan, mirror with light and shaver, tiled flooring, chrome heated towel rail.

Communal Areas

Two lounges, outside rooftop seating area, bar in entrance foyer, option to purchase a parking space from uplands place.

Agent Notes

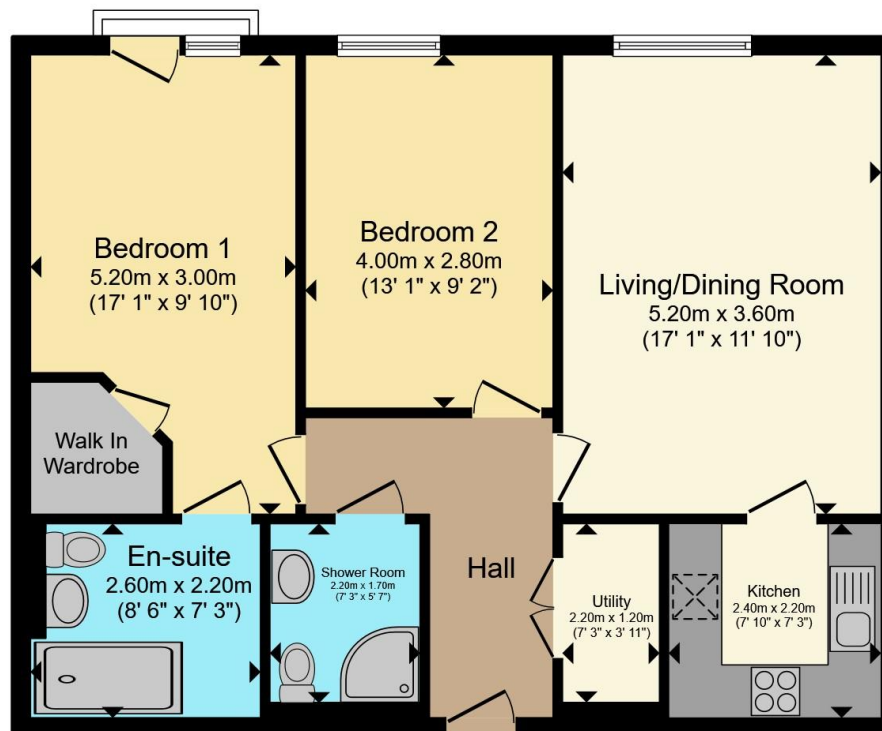
Please ask regarding charges.

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: C

Council Tax
Band: B

Service Charge:
4322.04

Ground Rent:
495.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306569

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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