



Lordship Close, Orwell
SG8 5TH

Pocock+Shaw

22 Lordship Close
Orwell
Royston
Hertfordshire
SG8 5TH

An extended and well presented two bedroom sheltered bungalow for the over 60's. Orwell is a picturesque and well regarded village situated about 9 miles south west of Cambridge.

- Entrance hall
- Sitting room
- Kitchen/Dining Room
- 2 Bedrooms
- Shower room and en-suite WC
- Useful Store room
- Off peak electric heating
- Double glazing
- Enclosed landscaped garden
- Occupiers to be at least 60 years of age

Shared Ownership £220,000



Orwell is a picturesque and well regarded village situated about 9 miles south west of Cambridge, just off the A603 and convenient for access to Royston (7 miles) and the M11 (6 miles). Lordship Close is a small cul-de-sac of well designed retirement bungalows in a very pretty location off Town Green Road, close to the parish church.

The bungalow is sold on a 75% shared basis for the over 60's with SCDC.

Recessed entrance porch

Glazed entrance door Multi pane door to:

Sitting room 16'0" x 13'6" (4.88 m x 4.11 m) Window to the front, wall mounted electric storage heater, coved cornice.

Kitchen 16'9" x 7'5" (5.11 m x 2.26 m) Well fitted range of units set under a wood block effect work surface, inset composite one and a quarter bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Electric cooker point. Matching wall mounted cupboards. Glazed door and window to the rear garden.

Store room 4'10" x 4'0" (1.47 m x 1.22 m) Fitted shelving, pendant light point.

Bedroom one 14'11" x 8'8" (4.55 m x 2.64 m) Window to the front, wall mounted electric heater, wall light points.

Bedroom two 13'7" x 8'0" (4.14 m x 2.44 m) Window to the front, wall mounted electric heater, double fitted cupboard. Door to:

En-suite WC White suite with counter set wash basin, double cupboard beneath and enclosed cistern WC. Heated towel rail/radiator, window to the rear.

Main shower room White suite with counter set wash basin, double cupboard beneath and close coupled WC. Heated towel rail/radiator, window to the rear. Part ceramic tiling to the walls. Single airing cupboard with hot water cylinder and immersion heater.

Outside There is a small lawned open plan front garden, and fully enclosed rear garden, hard landscaped for low maintenance. Gated pedestrian rear access. Brick shed/store

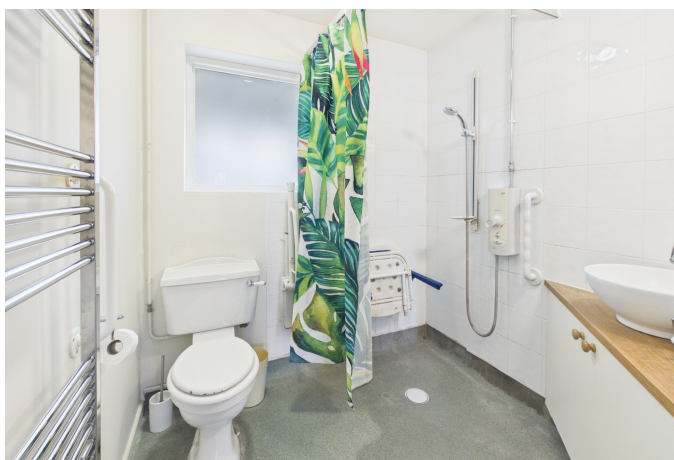
Tenure Leasehold. 75% share, the original lease is dated 24th February 2016 and was for 125 years so there is approximately 116 years remaining. The costs for the quarterly service charge for the property are as below.

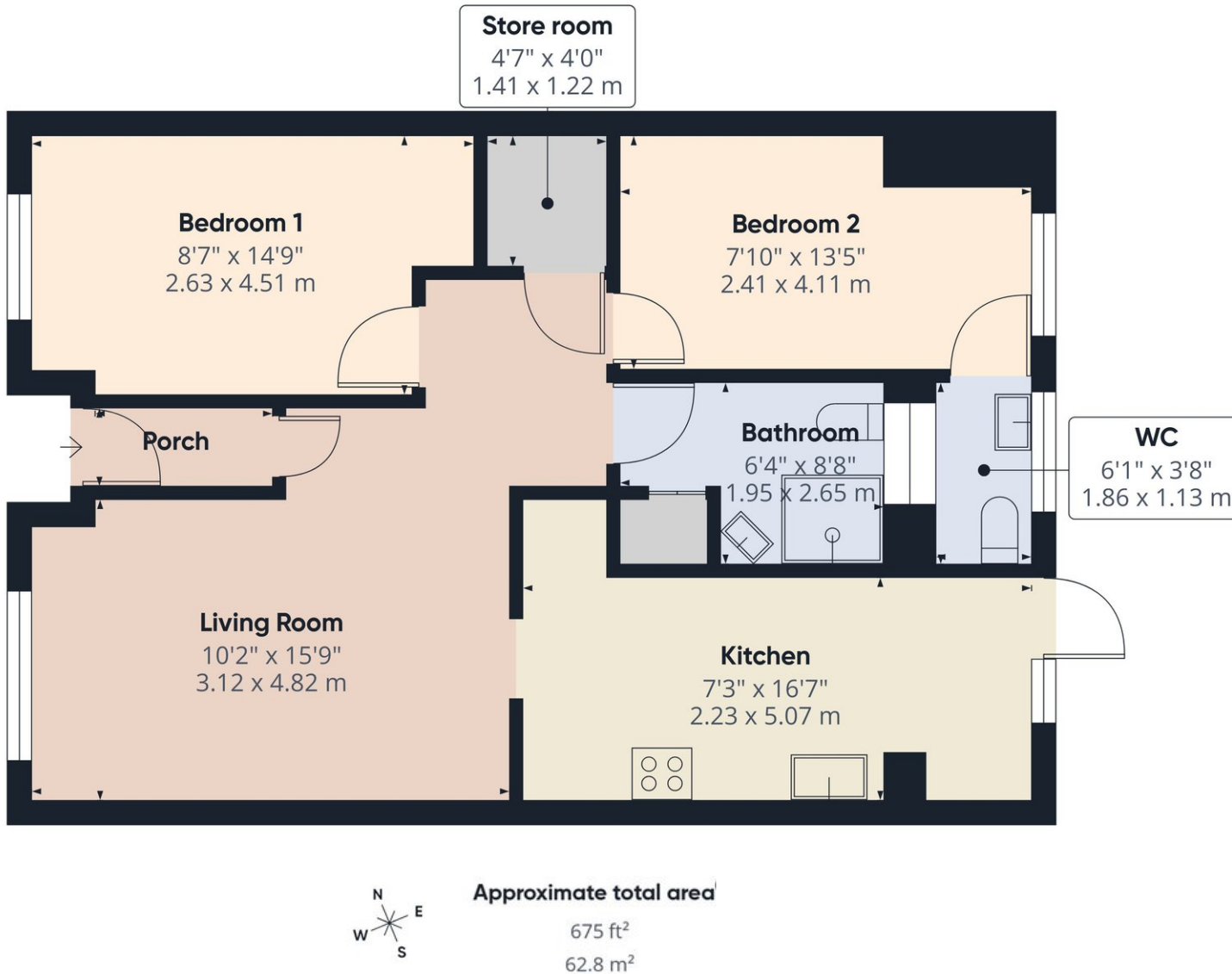
Service Charge	£468.42 per quarter
Buildings Insurance	£ 15.74 per quarter
Ground Rent	£ 6.50 per quarter
Total	£490.66 per quarter

Services All mains connected with the exception of gas.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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