

Asking Price £170,000 Leasehold

2 Bedroom, Bungalow

9, Cottenham Court High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8GG

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Churchill
Sales & Lettings
Retirement Property Specialists

Cottenham Court

Cottenham Court is located in a pleasant residential area of the village of Cottenham and is conveniently located for local shopping facilities and the attractive village green. Cottenham is on a main bus route and just a short drive away from the vibrant city of Cambridge. Residents of the 10 bungalows of Cottenham Court enjoy the beautiful rural setting of the development, set in landscaped gardens and bordered by an array of trees.

Cottenham Court has been designed with safety and security at the forefront. Each apartment has an emergency Careline system installed, monitored 24 hours, 365 days a year by the Careline team. A Careline alarm and secure entry system provide unrivalled peace of mind.

Cottenham Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Cottenham Court accepts residents over the age of 60.







Property Overview

TWO BEDROOM RETIREMENT BUNGALOW IN COTTENHAM

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom retirement bungalow. The property offers spacious accommodation and is located in the desirable area of Cottenham.

When entering this property you will be greeted by the large Entrance Hall, with a built-in storage cupboard.

The Kitchen is off the entrance hall with a range of eye and base level units with working surfaces over and tiled splashbacks. The kitchen benefits from an integrated oven, microwave and hob. Windows allow for light and ventilation.

The Living Room is a generous sized room and offers plenty of space for living and dining room furniture, with a door that provides direct access to outside garden space.

Bedroom One is a good-sized double room with plenty of space for additional furniture. There is also a built-in wardrobe for extra storage.

Bedroom Two is another ample sized double bedroom that could also be used as a separate Study, Dining Room or Hobby Room.

The shower room offers a large walk-in shower with handrail and shower seat, a WC and wash basin.

Call us today to book your viewing at Cottenham Court!







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Features

- Two bedroom bungalow
- 24 hour careline system for safety and security
- Parking for owners and visitors
- Wonderful gardens
- Ideally situated close to town centre for shops and amenities







Key Information

Service Charge (Year Ending December 2026): £3,034.48 per annum

Ground Rent is £135 per annum. Charged at £33.75 per quarter.

Council Tax: Band D

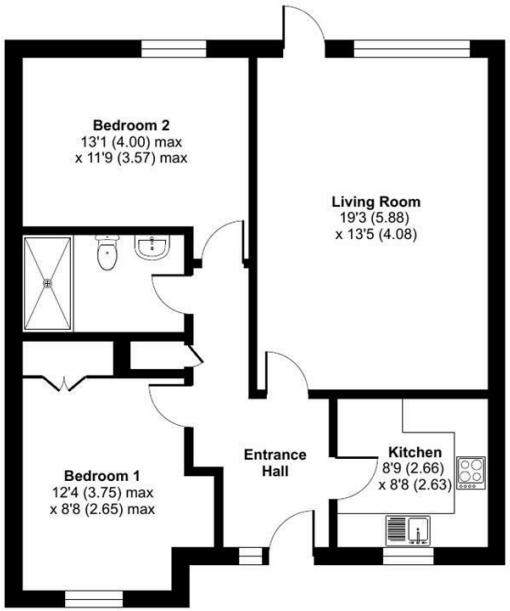
125 year lease from 27th November 1998

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, grounds maintenance.

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1454329

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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