



Connells

Uplands Place, High Street
Great Cambourne



Stylish 1-bed ground floor retirement apartment with bright lounge/diner opening to private patio, separate fitted kitchen, double bedroom with walk-in wardrobe, and modern bathroom with walk-in shower. Convenient, low-maintenance living close to amenities.

Entrance Hall

Door to communal hall, double cupboard housing central heating boiler and plumbing for washing machine, inter com,

Kitchen

Window to rear, Gloss fitted kitchen with a range of wall and base units, complementary work and upstands, sink and drainer, electric oven, electric hob, stainless steel cooker hood, glass splash back, integrated fridge/freezer.



Lounge/Diner

Window to rear, door to rear leading to patio area, television point, radiator.

Bedroom One

Full length window to rear, door to walk in wardrobe with hanging rail and shelf space, radiator.

Bathroom

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

Rear Garden

Small patio area, ideal for small table and chairs.

Communal Areas

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

Agent Notes

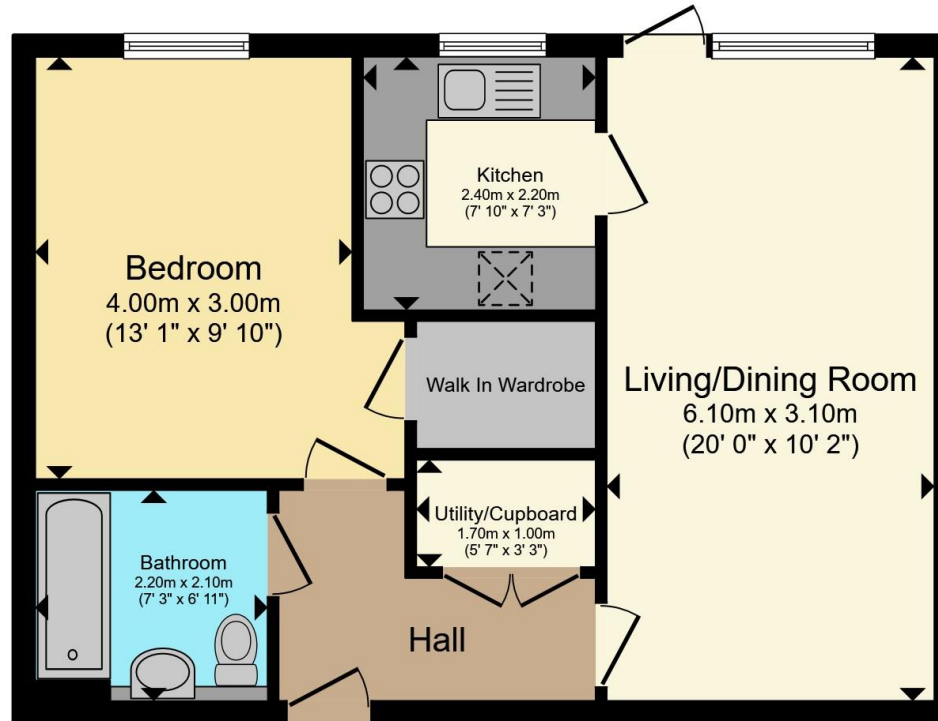
Please ask regarding charges.

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 51.8 m² (558 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

Connells

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: B

Council Tax
 Band: B

Service Charge:
 2985.84

Ground Rent:
 430.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306741

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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