

## **5 Shepherds Court, Willingham, Cambridge, CB24 5UH**

**Asking Price: £165,000 LEASEHOLD**



- Leasehold
- First Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Kitchenette
- Bathroom
- Electric Heating
- Photographs are prior to existing tenancy
- Allocated Parking
- Scope for further improvement
- No Chain

Two bedroom first floor apartment situated within the popular village of Willingham, ideal as a first time or buy to let investment purchase.

**Accommodation**

Front door leads into Hallway with built in storage and doors leading to:- Sitting/Dining room offering ample space for furniture and south-facing windows overlooking a pond, which in-turn opens into a kitchenette which comprises of a stainless steel sink unit in front of double glazed window to side aspect. A basic range of top and base units with roll top work surfaces over. Electric cooker and Electric hob. Bedroom 1 which is a good size double with window to rear aspect. Bedroom 2 is a generous single also with window to rear aspect. The Bathroom comprises of a low level W.C. Pedestal wash hand basin. Panelled bath with shower over. Extractor fan.

**Outside**

The property is situated on the first floor of this purpose-built block of similar properties, constructed around 1988, and is accessed via a communal door and staircase serving this flat and one neighbour. To the rear of the building there is a communal car park with two spaces allocated to the property. The building itself is positioned on the corner of Rampton End and Schole Road and is just a short distance from nearby village amenities.

**Agents Notes**

The property would make an ideal first time buy or investment purchase, with an anticipated rental income of £900 to £925 per month exclusive of utilities. \*\*\*Photographs are prior to existing tenancy\*\*\*

Leasehold - 113 years remaining (150 years from 1988)  
 Ground rent and service charge - £450 per annum combined.  
 Council tax band B  
 South Cambridgeshire District Council  
 EPC "D"

Council Tax Band: B



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Tylers Property Partnership Ltd  
 Registered office: Salisbury House, Station Rd, Cambridge, CB1 2LA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			