



Old School Court, Great Shelford Cambridge
£480,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  B  C



250 Years remaining as of 25 Dec 2011

£250.00 Ground Rent pcm

Review due: Ask Agent

£2742.00 Service Charge pcm

Review due: Ask Agent

- Built in 2011 by the award-winning Hill Development
- Exclusively designed for the over 55s in a highly sought-after Great Shelford location
- Spacious and beautifully presented two-bedroom apartment
- Bright living / dining room with French doors opening onto a Juliet balcony
- High-quality Kitchensmiths kitchen with integrated appliances and stone worktops

Accessed via a secure video entry system, you are welcomed into an elegant communal hallway, thoughtfully designed with a seating area and post collection point, with both lift and stair access rising to the first floor.

Upon entering the apartment, a generous and



inviting entrance hall provides a sense of space and leads effortlessly through to the principal rooms. The living/dining room is a beautifully bright and refined space, enhanced by French doors opening onto a Juliet balcony, allowing natural light to pour in and creating a wonderful setting for both relaxation and entertaining.

Flowing seamlessly from here, the kitchen is superbly appointed with a bespoke Kitchensmiths design, featuring a range of integrated appliances, sleek composite stone worktops, and soft-close cabinetry, combining both style and practicality.

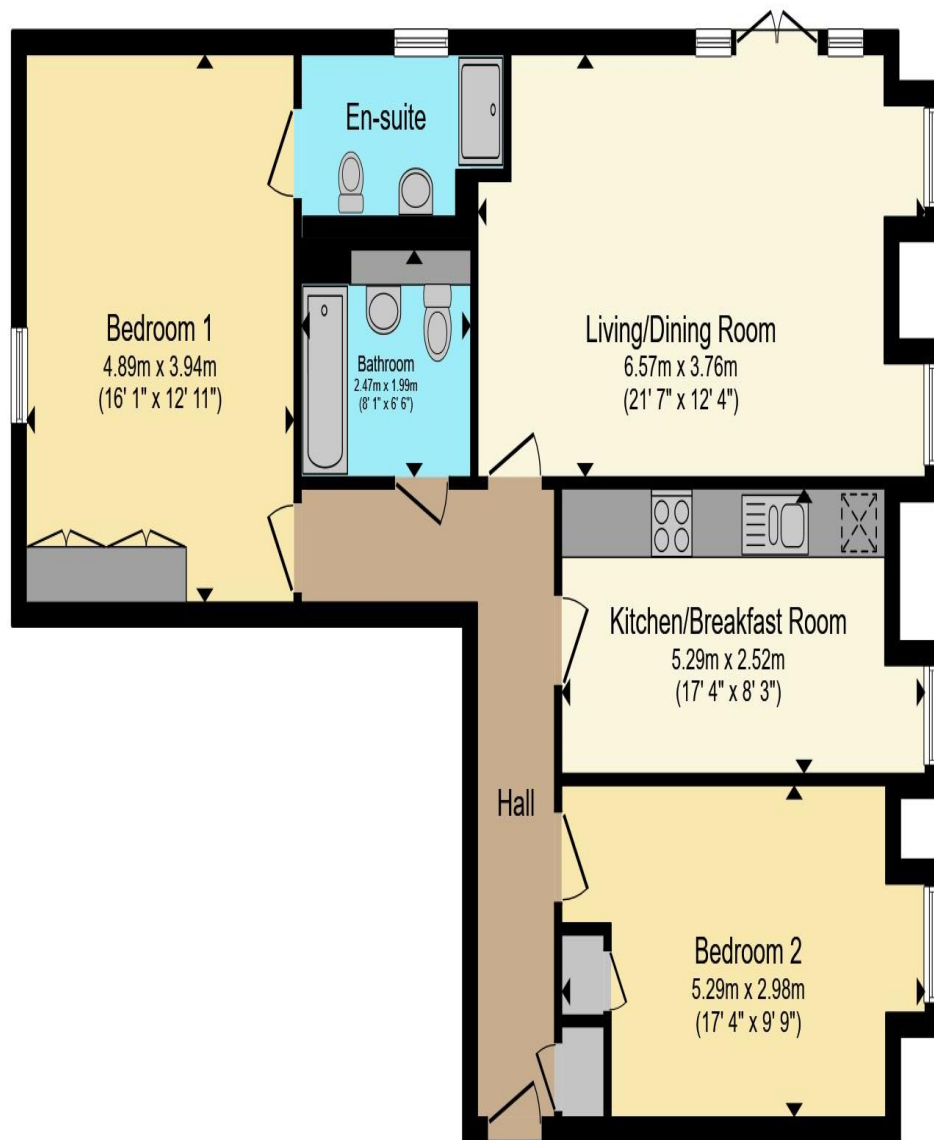
The principal bedroom is a peaceful and well-proportioned retreat, complete with built-in wardrobes and a luxurious en-suite shower room. The second bedroom, a comfortable double, also benefits from a built-in wardrobe and offers flexibility as a guest room, study, or hobby space.

A stylish and well-appointed family bathroom serves the remaining accommodation.

Throughout the apartment, gas-fired underfloor heating enhances the sense of comfort and quality.

Externally, the property enjoys one allocated parking space, in addition to a number of visitor spaces. Further benefits include a communal bin store, cycle storage, and electric scooter facilities.





Total floor area 89.0 m² (958 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

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Set within beautifully maintained communal grounds, the apartment enjoys a peaceful yet convenient position in Great Shelford, just south-east of the city centre.

All measurements are listed on the floor plan.

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

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home valuation.

 01223 844760

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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