



**Connells**

Plot 1003 Nelson Street  
West Cambourne



### Property Description

Located within the Burghley Green development, This vibrant community includes play areas, a new school, shops and lakes. Residents enjoy a strong community spirit and access to local clubs and events. Location

Just 9 miles from Cambridge, West Cambourne is well connected via the A428 and local bus routes. The development includes woodland, meadows and cycleways linking to Cambourne centre

### Location

Cambourne offers a number of local amenities including Morrison's, Greens Coffee Shop, the Monkfield Arms, two Co-ops and a number of eateries and shops also available.

Schooling includes Monkfield Park Primary School, The Vine Inter Church School, Jeavons Wood Primary School and Hardwick and Cambourne Primary School. All of which are in the catchment for Comberton Village College and Cambourne Village College.

### Shared Ownership

These plots are available from a 10% to 75% share, subject to affordability.

Staircasing to 100% is available after initial purchase has completed.

The 100% value of these homes is £355,000.

Any applicant who is potentially interested will undergo an initial affordability assessment to confirm the share they are able to buy and rent amounts.

### Amenities

Cambourne is a town located within South Cambridgeshire, the nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes. In Cambourne there are excellent public transport services available with regular busses to Cambridge, St Neots and St Ives. Cambourne is just 11 miles from central Cambridge, making this a popular town for commuters.

**Kitchen**

**Cloakroom**

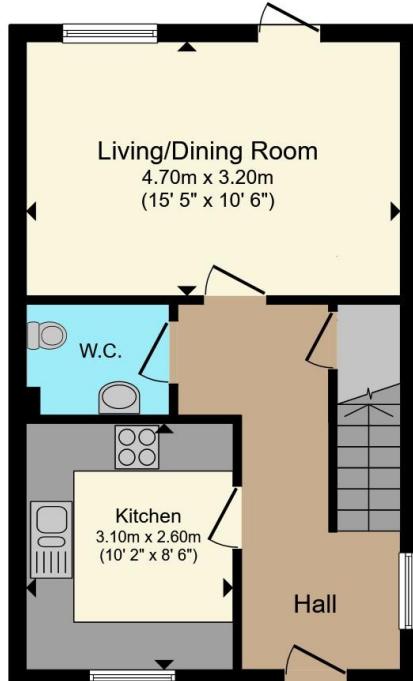
**Lounge**

**Bedroom One**

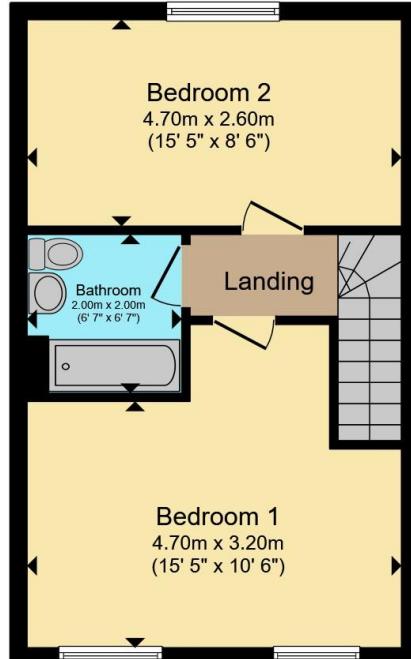
**Bedroom Two**

**Bathroom**





**Ground Floor**



**First Floor**

Total floor area 74.3 m<sup>2</sup> (799 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
CAMBRIDGE CB23 6JN

EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306601](http://connells.co.uk/Property/CBN306601)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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