

1 Carysfort Close

Elton – Peterborough – Cambridgeshire – PE8 6RW

*The English Courtyard Association and The Beechcroft Trust –
synonymous with the very best in retirement housing since the 1980s*

Guide Price - £275,000 Leasehold

An immaculately presented two bedroom end terrace cottage with a triple aspect overlooking the church and courtyard gardens



1 Carysfort Close - front elevation



Reception room, looking towards the dining room

Opposite a 13th century church in a charming village

Within easy reach of A1(M) and mainline station at Peterborough

A rarely available end terrace cottage with two reception rooms and a private terrace

Gas central heating system

Private Garage

Landscaped gardens and allotments for keen gardeners

Services include a resident estate manager, CCTV and personal alarm system

There is a minibus for shopping trips, and guest suite available for visitors to stay

150 year lease (from 2007), no ground rent and 60+ age covenant

For viewings please contact the Courtyard Manager on 01832 281207

Sales for

The English Courtyard Association
and The Beechcroft Trust

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PROPERTY

Carysfort Close is a sensitively designed development of 8 cottages and 9 apartments built in local limestone situated opposite the 13th century village Church. 1 Carysfort Close has been well-maintained and is immaculately presented. The property has two bedrooms, both with en-suite facilities, with an additional shower room on the ground floor. The sitting room has a double aspect, and the dining room has French doors which open out onto a large terrace garden.

Elton is a charming village with two public houses, a fish restaurant, a garden centre and a garage. There are walks along the River Nene, which runs through the village, and Elton Furze Golf Club is two miles away. A minibus is available for shopping trips to nearby Oundle and Stamford. The Cathedral City of Peterborough is 10 miles away, with frequent trains to London King's Cross in under an hour. The village is well placed for easy access to the A605, which leads directly to the A1(M) Junction 17.



Service Charge 2013 - £4,204

Council Tax Banding – D

Ground Rent – One Peppercorn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.