



1 Westfield Place, Great Shelford, Cambridge, CB22 5JJ
Guide Price £295,000 Leasehold

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A BEAUTIFULLY PRESENTED AND STYLISH BAY-FRONTED GROUND FLOOR MAISONETTE, FINISHED TO A HIGH SPECIFICATION, CONVENIENTLY PLACED FOR GREAT SHELFORD, CAMBRIDGE CITY, ADDENBROOKE'S HOSPITAL. THERE ARE EXCELLENT COMMUTER LINKS CLOSE BY.

- One bedroom ground floor maisonette • 521.5 sqft / 48.4 sqm • 1 luxury bathroom suite, 1 reception room • Constructed in 2007 • Gas-fired central heating to radiators • Allocated parking • Communal garden • EPC - C / 79 • Council tax band - C

This bay-fronted ground floor apartment is presented in an excellent condition and was built to the highest of specifications.

The open-plan kitchen/dining/living room is a bright, spacious and sociable space with a dual aspect in part provided by a box-bay window. The kitchen is finished with high gloss, base and eye-level units, a breakfast bar and a range of integrated high specification appliances including a four-ring ceramic hob, a double oven with an extractor over, an integrated under-counter fridge/freezer, dishwasher and a wall-mounted, gas-fired central heating boiler.

The apartment also has attractive solid oak flooring, and of particular note, there is a large utility cupboard, which currently houses a washing machine and built-in storage.

The bedroom is a comfortable double with a good degree of natural light with views over communal gardens to the rear and the bathroom has been finished to a stylish contemporary style with a white suite comprising a low-level WC, a pedestal wash hand basin, a bath with a mains fed shower over finished with attractive mosaic wall tiling.

The communal gardens are predominantly laid to lawn and partly boarded by hedging. A bike and bin store are also available to residents. There is allocated parking for one car, which is located to the rear of the development and accessed via Westfield Road. There is also a shared guest parking space, and ample street parking.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, a marvellous deli and the health centre in Ashen Green.

The mainline station in Great Shelford provides access to Cambridge and London Liverpool Street, whilst Cambridge South railway station is due to open in June 2026, again with direct London links and this will be within cycling distance. The village is located two miles from Junction 11 of the M11.

There both Infant and Junior schools in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital/Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure

Leasehold - share of freehold

Length of Lease - 125 with 105 years remaining

Service charge is £1600 per annum. This is reviewed annually and adjusted according to associated costs.

Ground rent is £0 per annum.

Service charge includes: Communal costs (cleaning , communal electricity usage, any repairs and maintenance required, management fee and any other adhoc costs. Westfield Place Management Company

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

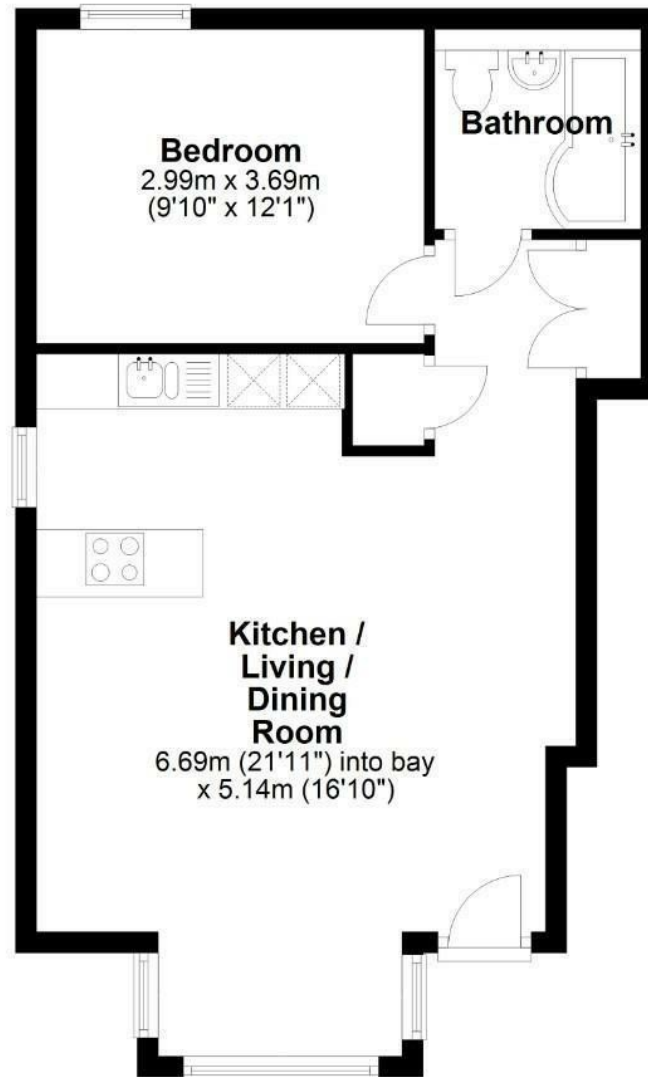
Agents Note

The owners of the apartments are equal share owners of the Freehold. Annual service charge is approximately £1600



Floor Plan

Approx. 48.4 sq. metres (521.5 sq. feet)



Total area: approx. 48.4 sq. metres (521.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

