



Council Tax Band: B
Holding Deposit*: £150
Security Deposit:** £2,019
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



McCarthy & Stone Limited • T: 0800 8100 174 • W: mccarthyandstone.co.uk
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7 Uplands Place

High Street, Cambridge, CB23 6LH

A sunny south facing one bedroom apartment situated on the ground floor with an outlook towards the rear. The property benefits from a spacious living area with a Juliet balcony, modern kitchen, and spacious bedroom.

Rental Price
£1,750 Per month

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk



Property Features

- House Manager on-site during office hours for peace-of-mind
- Guest Suite for visiting family and friends
- Amazing views from the communal roof terrace
- Modern development with a hotel-style lobby
- One Bedroom Apartment
- Bedroom with Walk-in Wardrobe
- Modern Fitted Kitchen

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7 Uplands Place, High Street, Great Cambourne, Cambridge

About Uplands Place

Situated in the centre of the lively town of Cambourne and boasting outstanding contemporary design, this superb Retirement Living development boasts 28 one-bed apartments and 25 two-bed apartments.

All residents have access to both the spectacular roof terrace and the communal south-facing Sky Lounge, from which you can admire wonderful extended views over Cambourne. Uplands Place benefits of both weekly and monthly social programme which our homeowners can take or leave, this includes, yoga classes, wine events and movie nights.

Each apartment has been designed with your new lifestyle in mind. You can be as independent as you like in this safe and secure environment. The camera entry system and 24/7 call system give you peace of mind, and the on-site House Manager is available during office hours should you need anything.

There is a guest suite which allows friends and family to be just as comfortable as you when they come to stay.

Lifts to all floors guarantee accessibility throughout and, with a car park and scooter store, you won't have any problems getting out and about.

Local Area

A parade of retail shops can be found immediately opposite the development, there's a pub and restaurants nearby, and you've got a great choice of local cafes. Also within walking distance is a Morrisons supermarket, Cambourne Fitness and Sports Centre and Monkfield Medical Practice. Should you need it, Addenbrooke's Hospital in Cambridge is only 14 miles away. In a prominent town centre location, our Cambourne development offers a wealth of opportunities on your doorstep.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker



and easier to move in and out

- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

Roof Terrace

Uplands Place boasts a stunning roof terrace with ample contemporary seating, overlooking XXXXX. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available



1 bed | Rental Price £1,750 Per month

- Mains water and electricity
- Electric room heating
- Mains drainage

7 Uplands Place

Apartment 7 is a well designed one bedroom ground floor apartment offering bright, spacious living and a practical layout.

The welcoming entrance hall leads into a generous living room, providing plenty of space to relax, dine and entertain. A separate fitted kitchen offers ample worktop and cupboard space, making everyday cooking both practical and convenient.

The spacious double bedroom benefits from a walk in wardrobe, providing excellent storage while keeping the room feeling light and uncluttered. A modern shower room is conveniently located off the hallway, while an additional storage cupboard offers even more practicality.

With a spacious living room, separate fitted kitchen, generous double bedroom with walk in wardrobe, modern shower room and excellent built in storage, Apartment 7 offers a comfortable and well planned home designed for easy everyday living.

What's is included at the development ?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to e.g. Attendance Allowance £3,500-£5,200pa.

- Removal Services that can help you declutter and move you into your new home

- Part Exchange service to help you move without the hassle of having to sell your own home.

Additional Information & Services

- Ultrafast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

