



**Connells**

Cavendish Court, Sackville Way  
Great Cambourne



Sat in the heart of Great Cambourne, close to the local amenities lies this one bedroom retirement apartment in Cavendish Court. With kitchen, lounge/diner, bedroom and a bathroom with a sit-in bath with a door this is a rare offering not to be missed. Contact us to arrange to make a viewing today.

### Entrance Hall

Door to front, inter com, two storage cupboards, radiator.

### Kitchen

10' 6" x 6' 11" ( 3.20m x 2.11m )

Electric window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, electric oven, electric hob, cooker hood, integrated fridge/freezer and washing machine, central heating boiler, radiator.



### Lounge/Diner

21' 7" Max x 10' 9" ( 6.58m Max x 3.28m )

Juliet balcony to rear, electric fireplace, television point, telephone point, pull cord, radiator.

## Bedroom One

11' 8" x 12' 4" Max ( 3.56m x 3.76m Max )

Window to rear, two double built in wardrobes, television point, telephone point, radiator.



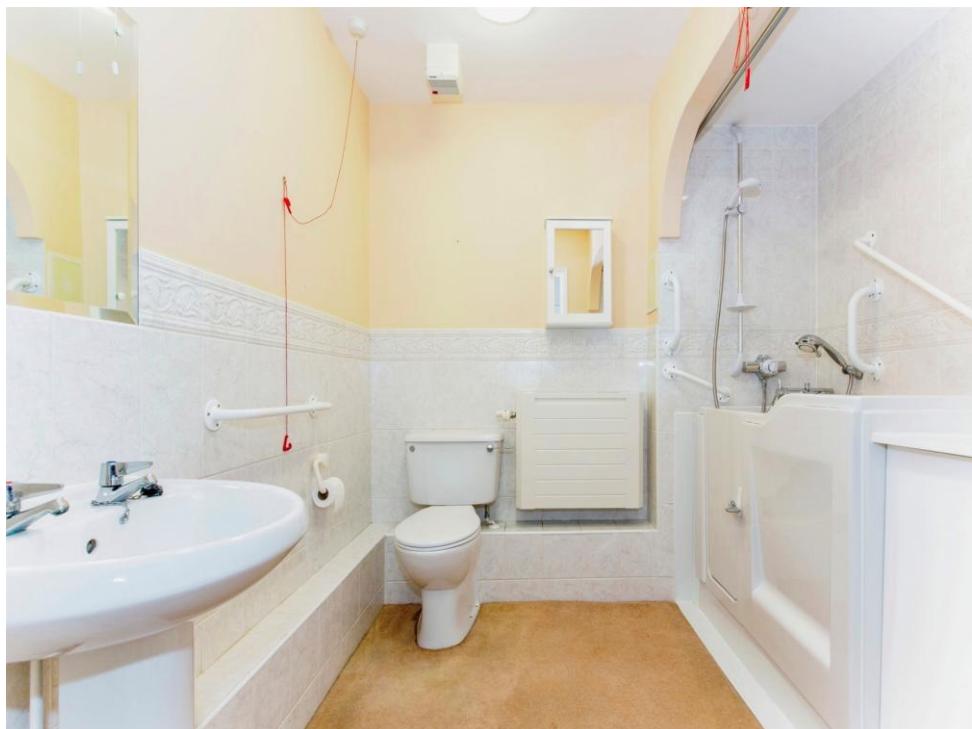
## Bathroom

Sit in bath with door, mix tap and shower over, wash hand basin, WC, storage cupboard, extractor fan, pull cord, light and shaver point, part tiled, radiator.

## Agent Notes

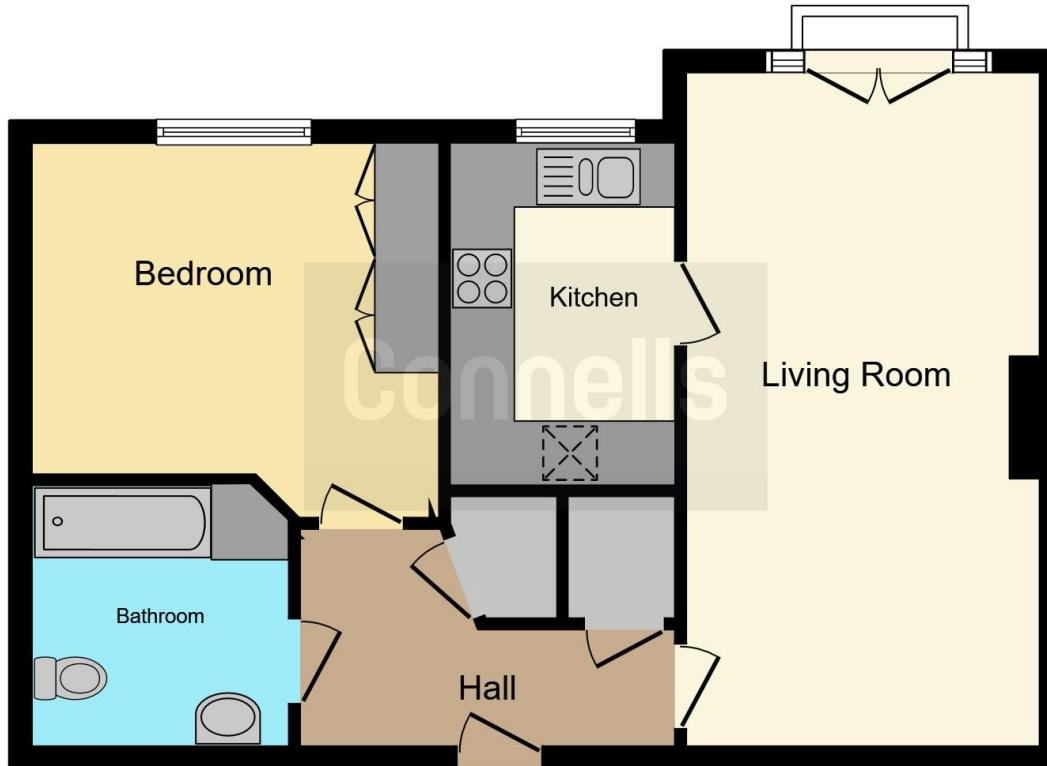
This property also benefits from use of a communal lounge, dining room where a three course meal can be served at lunchtime if pre-booked, garden and shared car park.







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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.focalagent.com](http://www.focalagent.com)

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: C  
Council Tax  
Band: B

Service Charge:  
8349.72

Ground Rent:  
312.42

Tenure: Leasehold

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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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