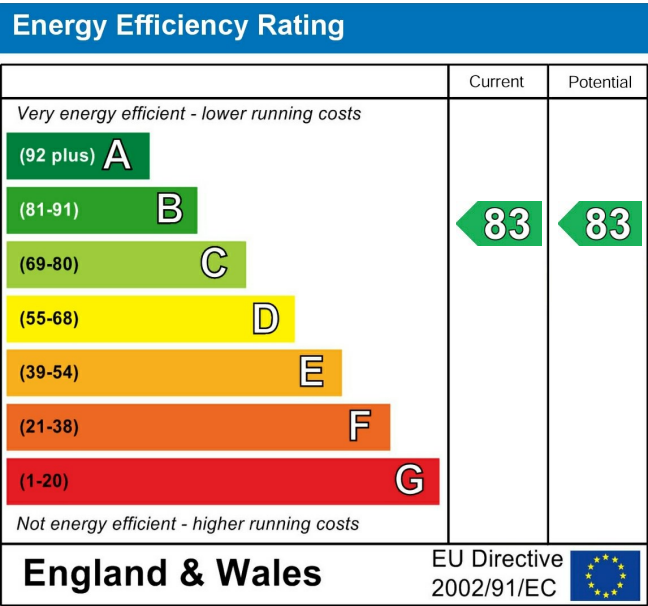
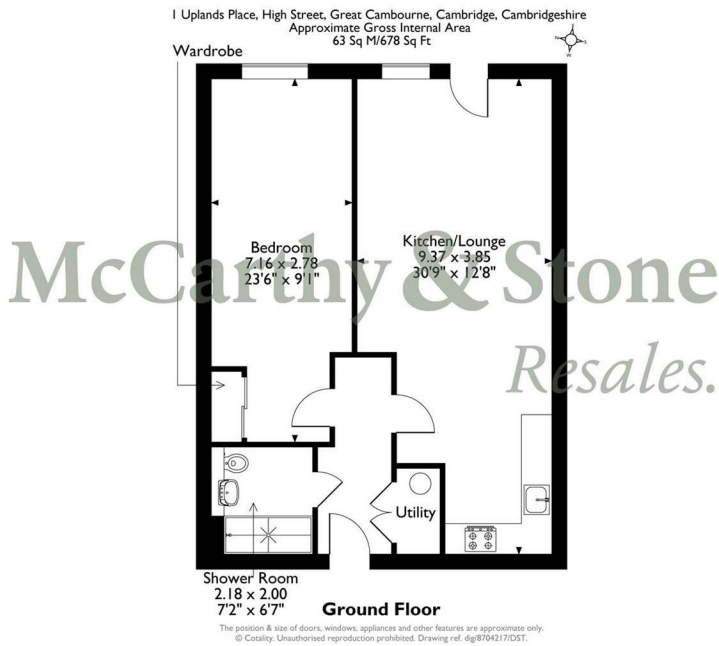




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



1 Uplands Place

High Street, Cambridge, CB23 6LH

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 1 Uplands Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom retirement property
- Ground Floor with access to Patio
- Allocated parking space
- Modern development with a hotel-style lobby
- House Manager
- Guest Suite for visiting family and friends
- Home owner's communal lounge
- Close to amenities
- Roof terrace
- Utility cupboard with washing machine

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

1 Uplands Place, Cambridge

 1 |  1 | Asking price £265,000

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment which is situated on the ground floor. The apartment has a sunny with direct access to a patio via the double glazed glass window & door in the living room. Our apartments are fitted with new modern features including a mirrored wardrobe to the bedroom and large walk in shower.

Development Overview

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 & Library, Belfry Hotel with Spa and pool. 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, with bus stops nearby serving Cambridge, and Huntingdon.



Social Lifestyle 3

The House Manager has helped build a thriving community at Uplands Place, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Sarah, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

Lease Information

Lease: 999 years from 1st June 2021.
Ground rent: £425 per annum
Ground rent review: 1st June 2036.

Car Parking

This apartment comes with an allocated parking space.

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 Advice to help you find out what benefits you may be entitled to.
- 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 speak with our Property Consultant today.



Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,985.82 for financial the year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Additional Information

- Ultrafast Full Fibre available
- Mains water and electricity
- Electric room heating
- Mains drainage

