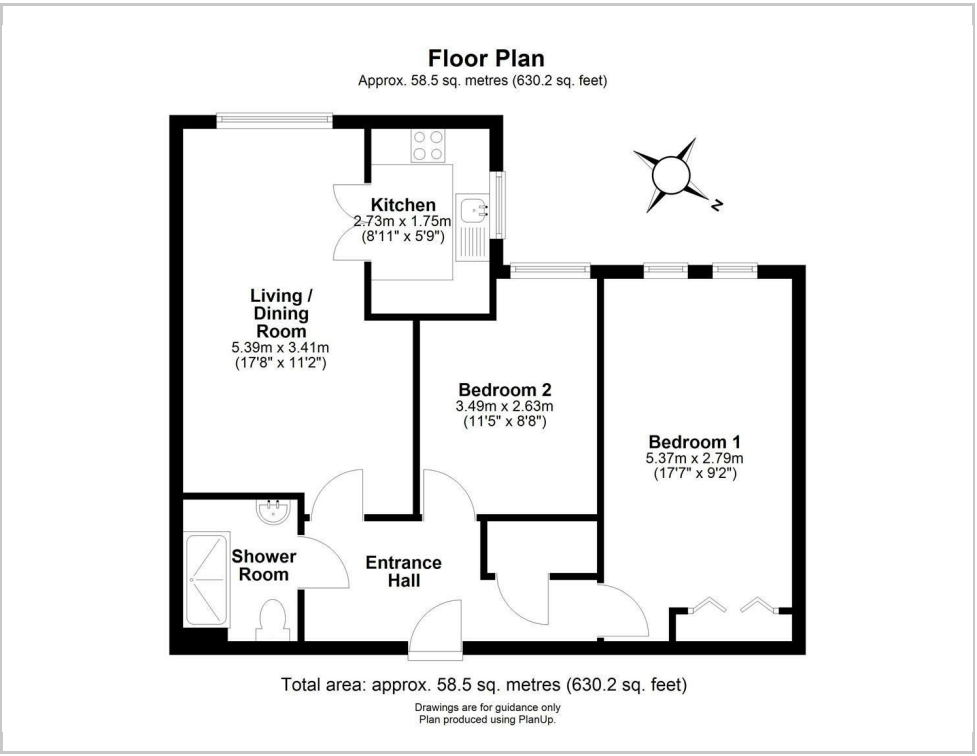


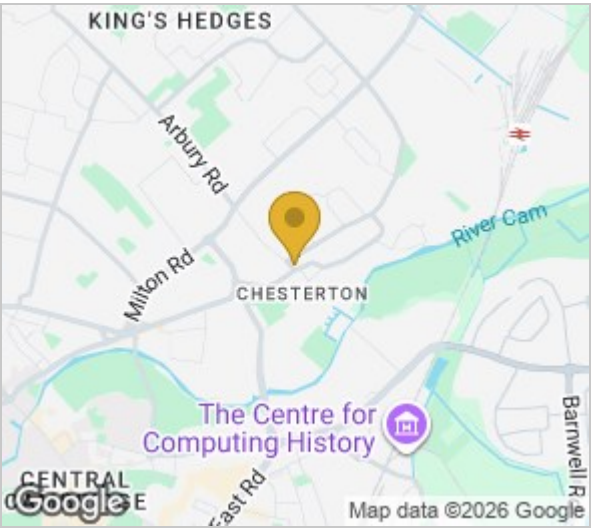
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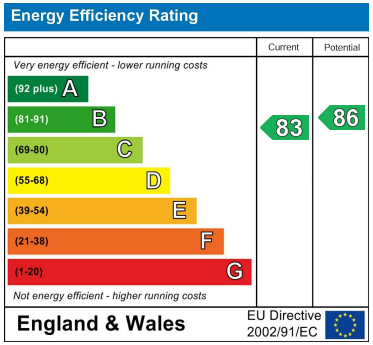
14 Union Lane, Cambridge, CB4 1GX

Guide price £130,000

2 1 1 B







- No onward chain
- EPC Rated B
- Over 60's development
- Private parking

Alder Court is a highly popular retirement complex for over 60's which was constructed in 2001.

This first floor two bedroom flat is accessed via either the communal stairwell or lift. The entrance hall leads to the large living dining room which has a large window allowing lots of natural light. The kitchen has a gas hob, extractor, oven and space for fridge and washing machine, there is also plenty of worktop space and cupboards offering ample storage. The bathroom comprises of WC, shower cubical and basin with vanity unit. There are two good sized double bedrooms, one has inbuilt mirrored wardrobes.

There are electric radiators throughout as well as an electric fireplace in the living room.

The property benefits from a parking space in the private car park and use of the well maintained shared gardens.

The 125 year lease commenced in 2001, the annual ground rent is £924.26 and the annual service charge is £4,965.98.

Alder Court is conveniently situated in the heart of Chesterton with easy access to public transport links to the city center.

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