



# ABBERLEY WOOD

43 sqm / 465 sqft

Allocated parking

Communal gardens

2010 - Leasehold

First floor apartment

EPC - C / 78

1 bed, 1 recep, 1 bath

Council tax band - B

A beautifully presented top-floor apartment set within the highly regarded Abberley Wood development in Great Shelford. Offering lift access, allocated parking and leafy outlooks, this well-maintained one-bedroom home combines modern comfort with exceptional access to Cambridge, the Biomedical Campus and London rail links. An ideal first home, pied-à-terre or investment in one of south Cambridge's most desirable villages.



Guide Price  
£235,000.00



Set on the top floor of this attractive, well-established development, the apartment enjoys a quiet position with open views across mature trees and landscaped communal gardens. Built in 2009 and thoughtfully designed, Abberley Wood offers a sense of space and calm that is often missing from more densely built modern schemes.

The property is accessed via a secure communal entrance with lift and stairs to all floors. Inside, a generous L-shaped entrance hall provides practical storage and leads through to a bright, dual-aspect open-plan living, dining and kitchen space. This is a flexible and welcoming room with ample space for both relaxing and entertaining, flooded with natural light from multiple windows.

The kitchen is well fitted with modern wall and base units, generous work surfaces and a full range of integrated appliances, including oven, hob with extractor, fridge/freezer, dishwasher and washing machine.

The double bedroom is comfortable and well proportioned, featuring fitted wardrobes and a peaceful outlook. The bathroom recently upgraded with large shower cubicle, contemporary tiling and clean, neutral styling.

Further benefits include gas central heating, double glazing, allocated off-road parking, secure cycle storage and beautifully maintained communal gardens.

Leasehold details to be confirmed by the vendors solicitor.

Lease End Date - 21/09/2135 - Lease Term - 125 Years From 21 September 2010  
Lease Term Remaining 109 years - The ground rent is £200 per annum. This is reviewed every 25 years with the next review being 2034. A service charge of £2,600 per annum, reviewed annually in advance of the due date each year- 1st April. The service charge increases annually based on the expenditure, forecast works, rises in contractor prices etc. The reserve fund is paid into each year which is held to pay for major works.

#### Location & Lifestyle

Great Shelford is widely regarded as one of the most sought-after villages south of Cambridge, offering a rare balance of village life, green space and outstanding connectivity.

The apartment is within easy walking distance of Shelford railway station, providing fast links to Cambridge (approximately four minutes), Cambridge South (for Addenbrookes / Biomedical Campus) and direct services to London Liverpool Street and King's Cross, making it ideal for commuters, academics and professionals alike.

For those working in science, research or healthcare, the location is particularly strong. The DNA cycleway, accessed close to the development, provides a traffic-free route directly to Addenbrooke's Hospital and the Cambridge Biomedical Campus, as well as onward connections into the city via the guided busway. Granta Park, Babraham Research Campus and Cambridge's expanding tech and life-sciences hubs are all easily accessible by bike, bus or car.

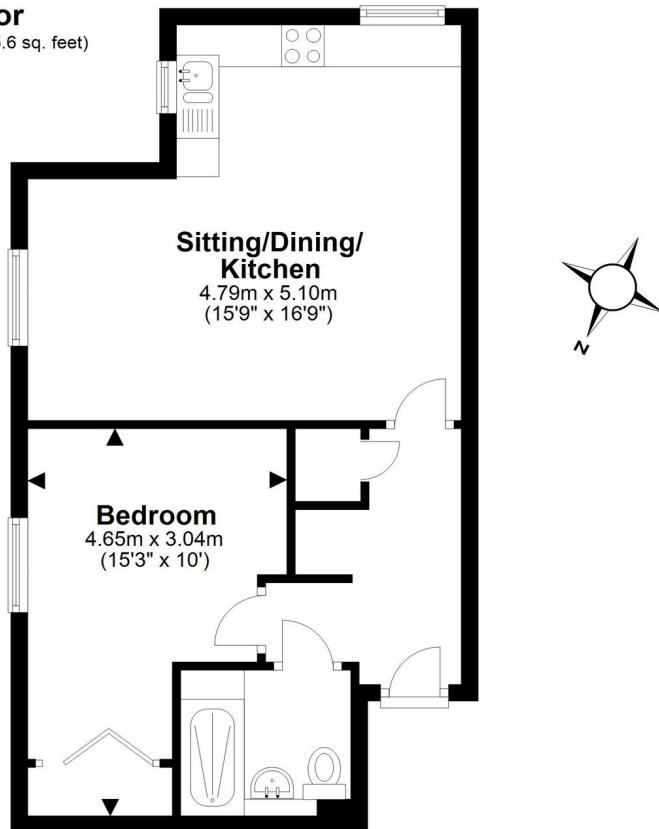
Great Shelford itself offers excellent day-to-day amenities, including two supermarkets, a deli, cafés, pubs and restaurants, as well as a doctors' surgery, dentist and pharmacy. The village has a strong sense of community, with clubs, societies and the much-loved annual Shelford Feast held on the large recreation ground, which also includes sports pitches, tennis courts and a modern pavilion.

Surrounded by countryside, riverside walks and village footpaths, the area lends itself to a greener, more balanced lifestyle, whether that means walking to the station, cycling to work, or enjoying easy access to nature alongside Cambridge's universities, colleges and cultural life.



## Second Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 43.3 sq. metres (465.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.



COOKE  
CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS