



Queens Close, Harston  
CB22 7QW

Pocock + Shaw

53 Queens Close  
Harston  
Cambridge  
Cambridgeshire  
CB22 7QW

A well presented one bedroom bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in a residential cul de sac in this popular village south of Cambridge City enjoying lovely open countryside views to the rear.

- Porch
- Reception hall
- Useful store room
- Sitting room
- Fitted kitchen
- Double bedroom
- Conservatory
- Shower room
- Small enclosed rear garden
- Far reaching open views to the rear
- 75% shared ownership for the over 60's

**Shared Ownership £157,500**



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**Glazed entrance door to:**

**Hall** Radiator. Door to:

**Shower room** Fitted suite with wall mounted wash basin, close coupled WC and double shower. Radiator, window to the side.

**Sitting room** 15'2" x 13'5" (4.62 m x 4.09 m) Window to the front, light oak laminate flooring, radiator, window and door to:

**Conservatory** 9'7" x 7'5" (2.92 m x 2.26 m) Sealed unit double glazed windows to the side and rear, double French doors opening to the rear garden.

**Kitchen** 11'6" x 5'9" (3.51 m x 1.75 m) Marble effect work surface with inset single drainer sink unit, base unit, continuation of work surface with drawer line base units, space for gas/electric cooker, matching wall cupboards. Radiator, window to the front.

**Store room** 5'10" x 5'8" (1.78 m x 1.73 m) Pendant light point, combi gas boiler and built-in cupboard.

**Bedroom** 12'6" x 8'8" (3.81 m x 2.64 m) Window to the rear, with open views. Double and single fitted cupboard, radiator.

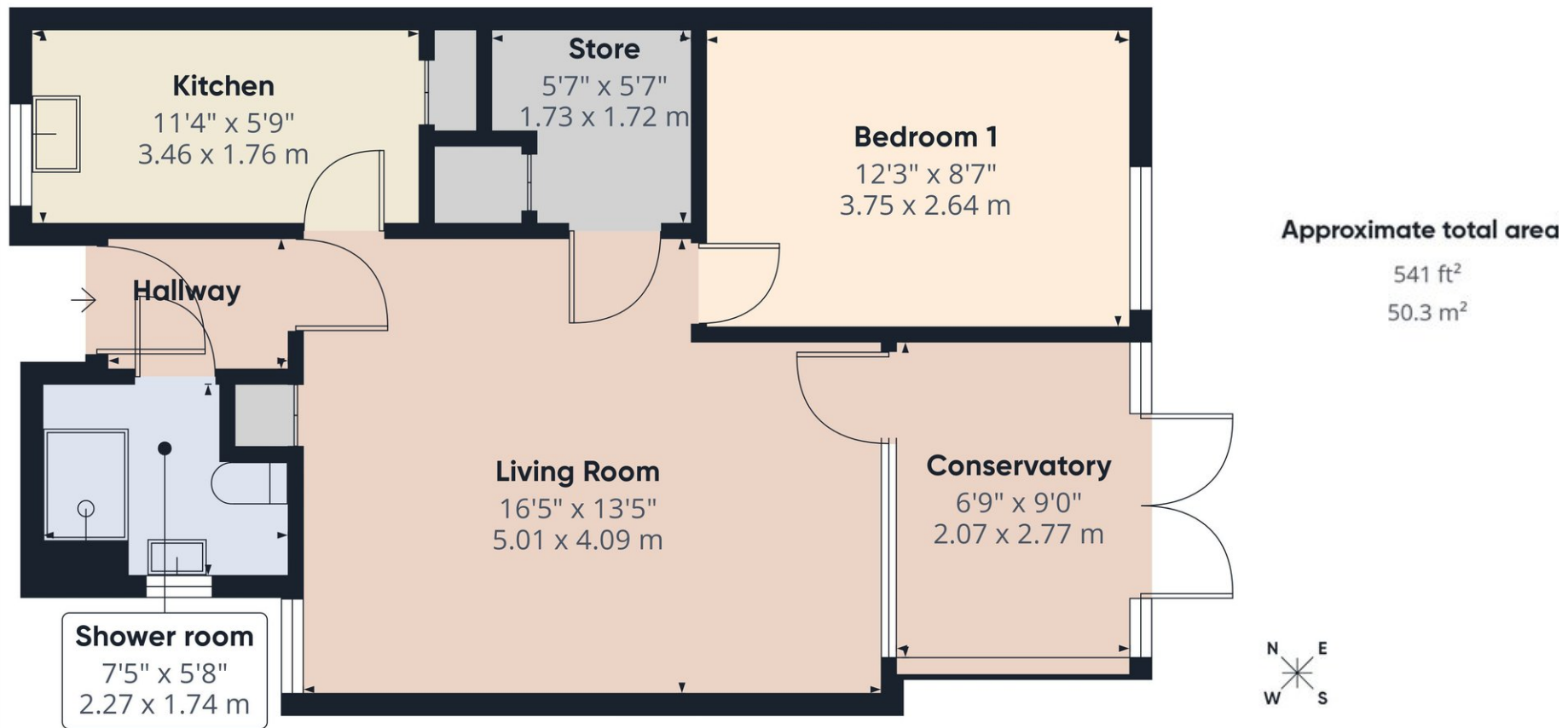
**Outside** To the front there is a double store cupboard, shared communal access to the side and rear. Small enclosed rear garden, with flower and shrubs, open farm land to the rear.

**Tenure** The property is Leasehold.  
Service Charge - £226.66 per quarter  
Buildings Insurance - £13.74 per quarter  
Ground Rent - £6.50 per quarter  
Total £246.90  
75% share; the original lease is dated 21st August 2006, 125 years so approximately 105 years remaining.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**