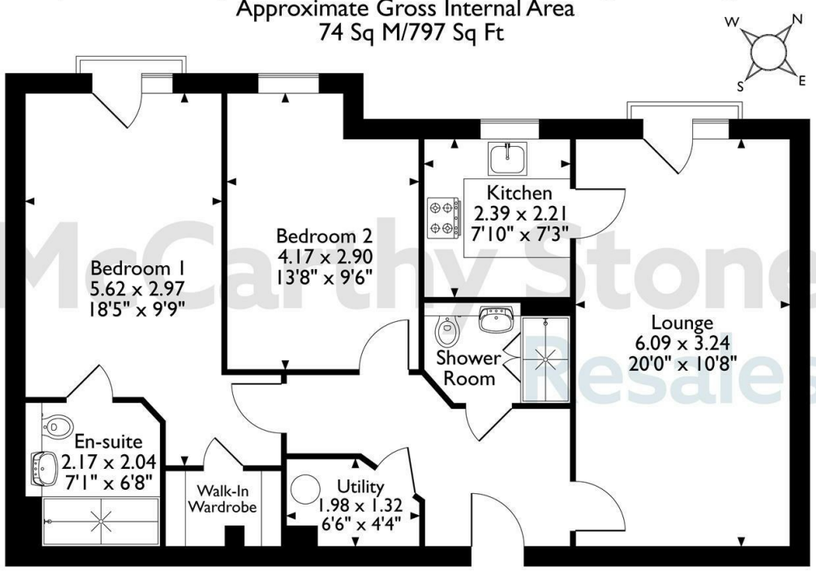
McCarthy Stone
Resales

39 Uplands Place, High Street, Great Cambourne, Cambridge, Cambridgeshire
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

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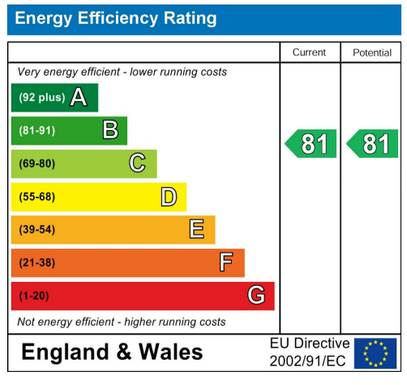
Council Tax Band: B



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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The Property Ombudsman

McCarthy Stone
Resales

39 Uplands Place

High Street, Cambridge, CB23 6LH

Asking price £335,000 Leasehold

A well-presented second-floor apartment featuring a bright lounge with a Juliette balcony, two double bedrooms, and two modern shower rooms.
Uplands Place is a popular McCarthy & Stone retirement living development with onsite House Manager and communal lounge.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Uplands Place, High Street, Great Cambourne, Cambridge

2 Bed | £335,000

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. 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.

Entrance Hallway
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a walk-in storage/airing cupboard, housing a washing machine. Further doors lead to the lounge, both bedrooms and shower room.

Lounge
An airy lounge with a Juliette balcony overlooking the front elevation, allowing for an abundance of natural light. The space comfortably accommodates both living and dining areas. Additional features include a telephone point, TV point (with Sky/Sky+ capability), and numerous raised-height power sockets. A part-glazed door leads through to the separate kitchen.

Kitchen
A modern fitted kitchen with a range of base and wall units. The front facing window sits above the single sink and drainer unit with mixer tap. Integrated electric oven with space above for a microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and under pelmet lighting.

Bedroom One
This spacious double bedroom benefits from a Juliette balcony, allowing lots of light into the room and providing aspect over the front elevation. With a central ceiling light, TV and phone point. The room also has a large walk-in wardrobe housing rails and shelving. Door leads to an en-suite shower room.

En-suite Shower Room
Fitted with a modern suite comprising; full width walk-in shower with glass screen, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Tiled floor and partially tiled walls

Bedroom Two
This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room, benefits from a large window letting in plenty of light. Central ceiling light, TV and phone point.

Shower Room
Fitted with a modern suite comprising; shower cubicle with two opening doors, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Tiled floor and partially tiled walls

Service Charge (breakdown)
• Visiting House Manager
• 24 hour emergency call system
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £4108.68 for the financial year ending 29/02/2027.

Lease Information
Lease length: 999 years from 1st June 2021.
Ground rent: £495 per annum
Ground rent review: 1st June 2036.

Moving Made Easy & Additional Services
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.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage