



Connells

Darwin Manor, Jeavons Lane
Great Cambourne



Bright 2 bed second floor retirement apartment in Darwin Manor, Great Cambourne. Spacious lounge/diner, modern kitchen with eye level oven and electric window, good size bedroom and shower room. Comfortable, secure living in a popular community setting. Close to transport and local amenities.

Entrance Hall

Door to hall, storage cupboard, inter com, radiator.

Kitchen

Electric window to front, fitted kitchen with a range of wall and base units, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric eye level oven, electric hob, cooker hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, tiled flooring.

Lounge/Diner

Full length window to front, electric fireplace, television point, wall lights, two radiators.

Bedroom One

Window to front, triple built in wardrobe, radiator.



Bathroom

Double shower cubicle, wash hand basin, WC, extractor fan, shaver point, part tiled, heated towel rail, spot lights, emergency pull cord.

Parking

Access to a secure electric gated car park with visitor parking also.

Agents Notes

Over 55's retirement property

Water included in service charge fees

Residents lounge

Guest suite available to book on a daily basis

Building managers on site five days a week from 9am to 1pm

Leasehold 999 years from new

Lift access to all levels

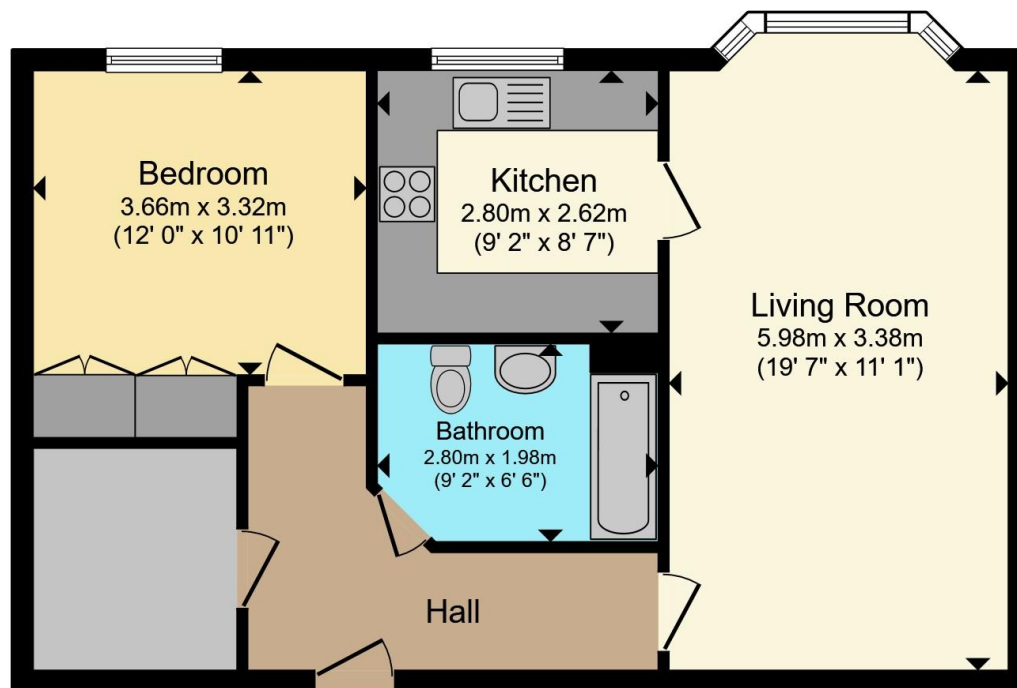
Ask regarding Charges

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Second Floor

Total floor area 58.7 m² (632 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: B

Council Tax
Band: B

Service Charge:
4179.96

Ground Rent:
347.79

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306613

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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