



Connells

Darwin Manor, Jeavons Lane
Great Cambourne



Beautifully presented retirement apartment set in Great Cambourne close to local amenities. Benefitting from kitchen, lounge/diner, spacious bedroom and a shower room with a walk in shower. The communal lounge, garden and car park complete this home.

Entrance Hall

Door to front, storage cupboard, intercom, radiator.

Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)

Electric window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, electric hob, electric eye level oven, tiled splash back, integrated fridge/freezer and washing machine, tiled flooring, central heating boiler.

Lounge/Diner

22' 1" x 11' 2" (6.73m x 3.40m)

Full length window to rear, television point, telephone point, two radiators.



Bedroom One

11' 11" + Wardrobe x 10' 11" (3.63m + Wardrobe x 3.33m)

Full length window to rear, four door built in wardrobe, telephone point, television point, radiator.

Bathroom

Walk in shower, wash hand basin, WC, part tiled, tiled flooring, shaver point, pull cord, extractor fan, tiled flooring, heated towel rail.

Parking

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

Agents Notes

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

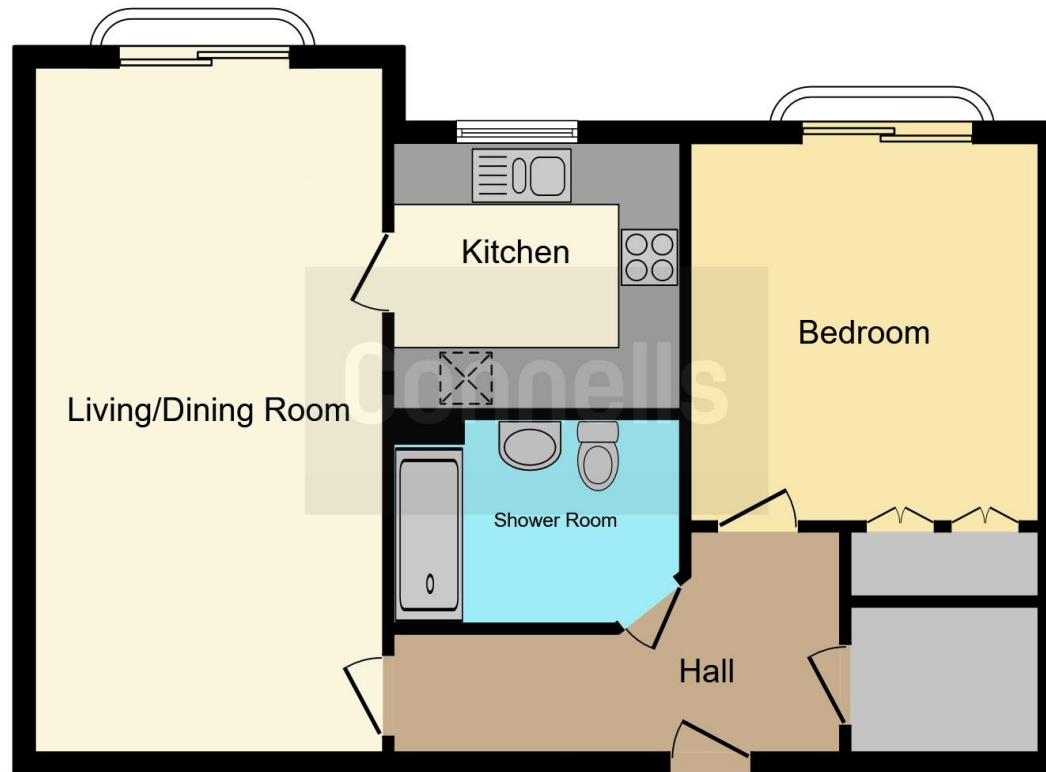
Ask regarding Charges

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.









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.focalagent.com

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:
 405.71

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306415

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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