



1 Carysfort Close, Overend, Elton, Cambridgeshire, PE8 6RW

A spacious, two-bedroom, mid terrace cottage overlooking beautiful courtyard gardens, within walking distance of local shops.

Entrance Hall

**Downstairs
Shower Room**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Both en-suite

Garage

Patio Garden

**150year Lease
(from 2003)**

No Ground Rent

60+ Age Covenant.

The Property

1 Carysfort Close is a bright and spacious two bedroom end terrace cottage with patio and garage in a block near-by. It benefits from gas central heating. Both the double bedrooms have ensuite bathrooms. To the rear of the property is an enclosed courtyard garden. To the front are views over the 13th-Century church of All Saints.

The property is located on a purpose-built retirement development for the over 60s. Management services are provided by Cognatum Estates, a not-for-profit organisation and one of the UK's leading companies in retirement housing.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby

Guide Price: £350,000 (Leasehold)

Directions to Carysfort Close

From the Oundle to Peterborough Road (A605) take the B671 north into Elton passing Elton Hall and Gardens on your left. Continue along Overend and after passing the Black Horse Inn on your right Carysfort Close will be found in a short distance on your right opposite the 13th century All Saints Church.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01832 281207 / 07399 662 171 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2

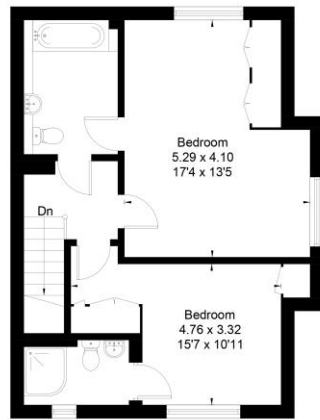


Bathroom

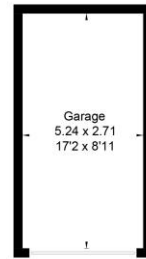
Approximate Floor Area = 104.1 sq m / 1120 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 118.3 sq m / 1273 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103665



Approximate Gross Internals: 104.1 m² / 1120 ft²

Service Charge: £9,064 pa

Energy Performance Rating: ()

Council Tax Band:

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Carysfort Close

Opposite the 13th-Century church of All Saints, Carysfort Close has wonderful views over parkland belonging to the Elton Estate. The setting is wholly rural, with all 17 properties built in local limestone around two courtyards next to a former ironworks, now housing some of the earliest agricultural machinery. There are also allotments available on the estate for keen gardeners.

It is an easy walk to Elton village centre with a general store and hairdressers. There are also two public houses and a garden centre. A large part of the village is owned by the Elton Estate which has 3,800 acres of unspoiled parkland, of which the Jacobean-era Elton Hall and its magnificent gardens are the centrepiece. For a greater choice of shops, Oundle is only a 10-minute drive, and of course the busy medieval town of Peterborough offers a number of shops, museums and historic buildings in addition to its beautiful Norman cathedral. The surrounding countryside can be easily enjoyed either on foot or by car, or from the vantage point of a steam train along the heritage line that runs from Nene Valley Station along to the Northamptonshire border.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



17 PROPERTIES
BUILT 2007



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



GARDENER



MINIBUS
SERVICE



ALLOTMENTS



Carysfort Close Gardens and Grounds



Oundle



Nene Valley Railway



Elton Hall

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

