



Flat 1, The Limes, Mingle Lane, Great Shelford, Cambridge, CB22 5FG
Guide Price £425,000 Freehold



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A STUNNING GROUND FLOOR APARTMENT, FORMING PART OF A BEAUTIFULLY CONVERTED BAY-FRONTED, VICTORIAN RESIDENCE, SET WITHIN MATURE COMMUNAL GARDENS, JUST A SHORT WALK FROM THE MAINLINE TRAIN STATION AND VILLAGE AMENITIES.

- Spacious 2 bedroom ground floor apartment
- Refitted kitchen
- Refitted shower room
- Refurbished throughout
- Gas fired central heating (new boiler in 2019)
- Communal gardens and grounds
- Allocated parking and garage
- EPC - C / 65

The Limes is an imposing and handsome, multi-bay Victorian residence, set back from the road by a considerable distance in mature gardens and grounds of much splendour. Some years ago, the building was skilfully rearranged to create four unique and entirely self-contained apartments within the original Victorian façade. No.1 enjoys a splendid ground floor position, retaining many original features such as bayed sash windows, feature fireplaces, picture rails and elegantly proportioned rooms. The current owner has vastly improved the property refitting the kitchen, shower room, heating system, flooring and carrying out general maintenance and updating.

The accommodation comprises a front door to a welcoming reception hall with oak flooring, picture rail and dado rail. Just off are two good sized bedrooms, including the bay-windowed, mature master suite. The bathroom has been refitted with a modern shower room suite, comprising a low-level wc, pedestal wash hand basin and a generous, tiled shower cubicle with attractive wall and floor tiles. The kitchen was refitted in 2023 and boasts attractive contemporary cabinetry, Silestone working surfaces and oak flooring. The sitting / dining room is a bright and spacious dual aspect room with a sash bay window to the side aspect and a further bay window to rear incorporating French doors, which lead out to the garden, plus a beautiful Victorian styled open fireplace (unused), picture rail and oak flooring.

Outside, the property is approached via a private gravel driveway, which leads to an allocated parking area including guest parking and a garage en bloc with an up-and-over door and power is connected. The main garden lies directly outside the sitting room French doors, and has obviously been the subject of much dedicated work over the years. The garden is laid to a spacious well-maintained shaped lawn with ornamental trees and shrubs, a picturesque lily pond and rockery and a paved patio. The whole is enclosed by a combination of mature hedging and fencing and so enjoying excellent levels of privacy.

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Leasehold - share of freehold

Lease is 999 years with 948 years remaining

Service Charge is £1200 per annum. This is reviewed annually and adjusted according to associated costs.

The vendor informs us that there is no ground rent payable.

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

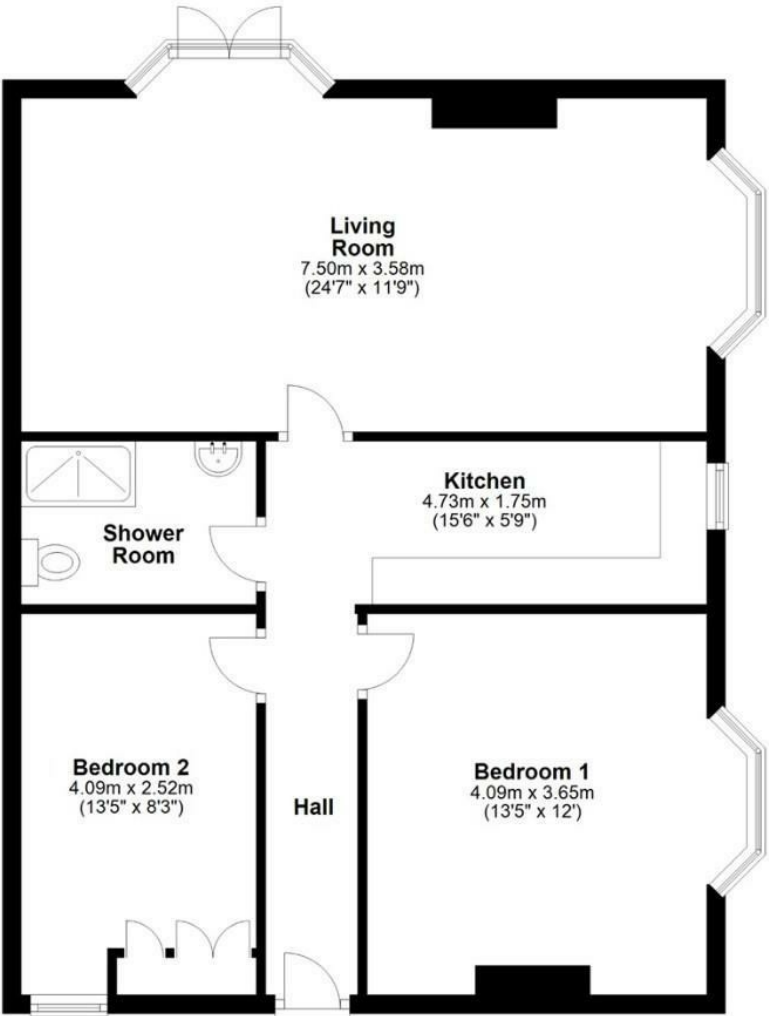
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

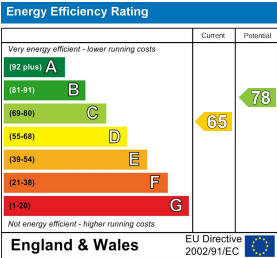
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



Approx. gross internal floor area 72 sqm (775 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

