

1 Westfield Place, Great Shelford, Cambridge, CB22 5JJ

Guide Price £275,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE IMMEDIATELY IS THIS BEAUTIFULLY PRESENTED AND STYLISH BAY-FRONTED GROUND FLOOR MAISONETTE, FINISHED TO A HIGH SPECIFICATION, CONVENIENTLY PLACED FOR GREAT SHELFORD, CAMBRIDGE CITY, ADDENBROOKE'S HOSPITAL. THERE ARE EXCELLENT COMMUTER LINKS CLOSE BY.

- One bedroom ground floor maisonette
- 1 luxury bathroom suite, 1 reception room
- Gas-fired central heating to radiators
- Communal garden
- Council tax band - C
- 521.5 sqft / 48.4 sqm
- Constructed in 2007
- Allocated parking
- EPC - C / 79
- Share of Freehold

This attractive bay-fronted ground-floor apartment is presented in excellent condition and has been finished to a high specification.

At the heart of the apartment is a bright and spacious open-plan kitchen, dining and living room, creating an inviting setting for both everyday living and entertaining. Its partly dual-aspect design is enhanced by a box-bay window. The kitchen features high-gloss base and eye-level units, a breakfast bar and a comprehensive range of integrated appliances, including a four-ring ceramic hob, double oven with extractor above, under-counter fridge/freezer and dishwasher. A wall-mounted gas-fired central heating boiler is also housed here.

Attractive solid oak flooring adds warmth and character throughout. A particularly useful feature is the generous utility cupboard, which currently accommodates a washing machine and provides valuable built-in storage.

The comfortable double bedroom benefits from plenty of natural light and enjoys views across the communal gardens to the rear. The bathroom is finished in a stylish contemporary scheme and fitted with a white suite comprising a low-level WC, pedestal wash basin and bath with a mains-fed shower above, complemented by attractive mosaic wall tiling.

The communal gardens are predominantly laid to lawn and partly bordered by established hedging. Residents also have access to dedicated bicycle and bin stores. The apartment includes one allocated parking space, located at the rear of the development and accessed from Westfield Road, together with a shared visitor space and ample on-street parking.

Location
Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, a marvellous deli and the health centre in Ashen Green.

The apartment is in a great location to access three nearby train stations - Great Shelford, Cambridge South and Cambridge. These stations are located within a short cycle ride of the property, and enable access to London in under an hour. The village is located two miles from Junction 11 of the M11.

There both Infant and Junior schools in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital/Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure
Leasehold - share of freehold
Length of Lease - 125 with 105 years remaining
Service charge is £1600 per annum. This is reviewed annually and adjusted according to associated costs.
Ground rent is £0 per annum.
Service charge includes: Communal costs (cleaning, communal electricity usage, any repairs and maintenance required, management fee and any other adhoc costs. Westfield Place Management Company.
The owners of the apartments are equal share owners of the Freehold.
The annual service charge is approximately £1600. This is reviewed annually and adjusted according to associated costs. These communal costs include buildings insurance, cleaning (of windows and bin areas), gardening, outside electricity, any repairs and maintenance required, and other ad hoc costs.

Services
Mains services connected include: gas, electricity, water and mains drainage.

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 freehold interest.

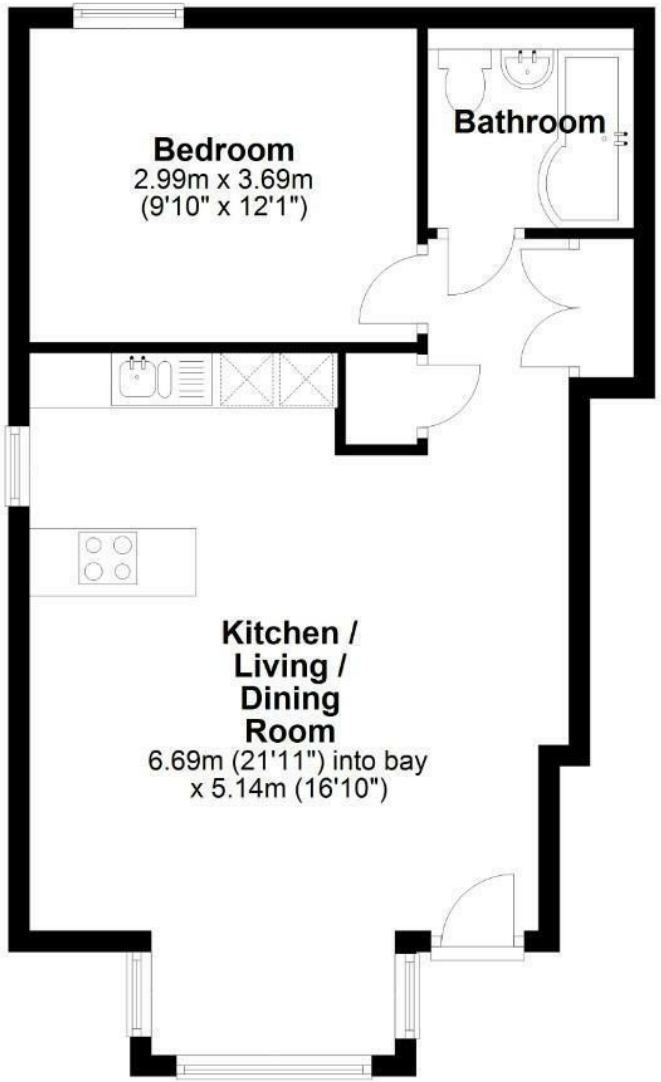
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





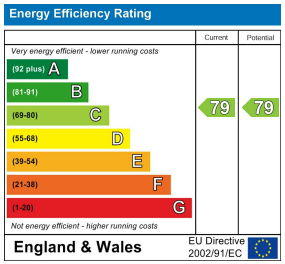
Floor Plan

Approx. 48.4 sq. metres (521.5 sq. feet)



Total area: approx. 48.4 sq. metres (521.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











