

11 Old School Court, Great Shelford, CB22 5FF

Guide Price £395,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A MODERN AND SPACIOUS ONE-BEDROOM APARTMENT, MAKING UP PART OF THIS FABULOUS RETIREMENT COMMUNITY, CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE OF GREAT SHELFORD.

- First floor one-bedroom luxury apartment
- 1 reception room, 1 bathroom
- Gas fired central heating to radiators and underfloor heating throughout
- Centre of village location
- Council tax band-C
- 575 sqft/53 sqm
- Built in 2011
- Allocated parking space and guest parking
- EPC-B/81

The property was constructed in 2011 by the highly reputable and award winning Hill Residential. The development has matured beautifully with established trees and planted beds, creating a peaceful setting in the heart of this extremely well served village. The apartment is located on the first floor with views over communal gardens to the rear. There is a welcoming communal entrance hall with entry phone system, a communal seating area and an elevator to the first floor. Once inside the apartment there is a reception hall with fitted cupboard housing a wall mounted gas fired central heating boiler and the underfloor heating manifolds.

There is a double bedroom with fitted wardrobe cupboards and a luxury shower room fitted with Duravit sanitary ware including a generous walk-in shower. The sitting/dining room has French doors to a Juliet balcony which overlook the communal gardens. The kitchen area is fitted with attractive cabinetry, ample fitted silestone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer. There are a host of integrated Siemens appliances and these include a four ring ceramic hob, conventional oven and combination microwave oven, extractor hood, fridge/freezer, dishwasher, washing machine plus karndean flooring.

Outside there is gated parking for one car plus visitor parking. The development is run by elected residents directors in charge of the maintenance and the communal electricity areas, communal gardening areas and external window cleaning at a cost of approximately £2,000 per annum for each resident. The residents have also converted, what was originally the site office, to a rather pleasant meeting called the Toska room where coffee mornings and yoga classes are regular occurrences and gives the scheme an individual and community feel.

Tenure
Leasehold
Leasehold is 250 years from 2011, with 236 years remaining. Ground rent is £250 per annum and will be reviewed in 2061 and is increased in line with the RP index at each review. This did not increase at the last review in 2023. Service charge is £1,368.50 per annum and is reviewed annually and is adjusted according to associated costs.

Location
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.

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

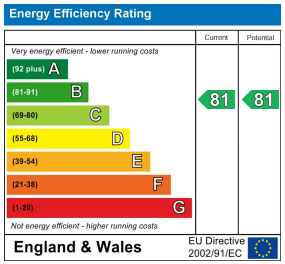




First Floor



Approx. gross internal floor area 53 sqm (575 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.











