



6 Greenleas, Histon, Cambridge, CB24 9YD
Guide Price £184,950 Leasehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS 75% SHARED OWNERSHIP PROPERTY DESIGNED FOR THE OVER 60'S AND PART OF A FANTASTIC SCHEME WITH SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

- Terraced bungalow for the over 60s
- 1 bedroom, 1 reception room, 1 bathroom
- Constructed in the 1990s
- EPC-D/64
- 75% shared ownership
- 509 sqft/47 sqm
- Electric heating
- Council tax band-B

Constructed around the early 1990's, this terraced home is part of a small development of homes designed for the over 60's.

This terraced bungalow benefits from a large reception room with a window to the front and large window and door opening into the rear garden. Adjoining the living room is a kitchen with cupboards at both eye level and base level, a built-in shelved cupboard and space for white goods. To the rear of the property is a double bedroom, overlooking the rear garden and benefitting from fitted wardrobes. Off the entrance hall is a wet room, ideal for those with limited mobility. Throughout the property are several storage cupboards including a large storage cupboard off the living room, a cupboard externally to the front and a cupboard of the entrance hall.

Externally, there is resident parking to the front and a small, gravelled garden to the front with concrete pathway leading towards the front door. The rear garden is fully enclosed, laid predominantly to a mixture of patio and gravel and benefitting from a large timber built shed/workshop.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Leasehold
Lease length – 125 years from 11th June 2010 with 109 years currently remaining on the lease.
Ground Rent - £6.50per quarter (£26 annually)
Service Charge - Currently £163.49per quarter (£653.96 annually)

Services

Mains services connected include: electricity, water and mains drainage. Electric heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band-B

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

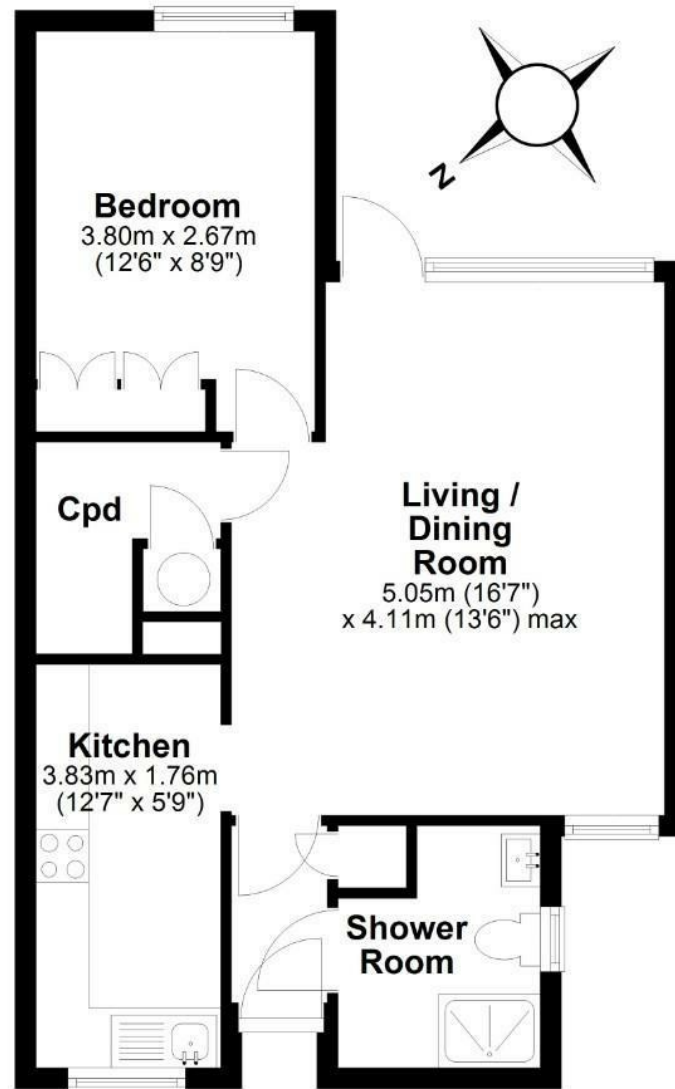
Agents Note

Agent Note – The property is part of a shared ownership scheme with South Cambridgeshire District Council and is designed for the over 60's. The property is being sold as a 75% share with no rent owed on the remaining 25%. The value of the property has been determined by a RICS Chartered Surveyor with the full value of the property being £252,000.
Buildings Insurance - £13.04 per quarter (£52.16 annually)



Floor Plan

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 47.3 sq. metres (509.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

