



17 Old School Court, Great Shelford, Cambridge, CB22 5FF
£700,000 Freehold



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A DETACHED, THREE-BEDROOM PROPERTY IN BEAUTIFULLY LANDSCAPED GARDENS FORMING PART OF THIS HIGHLY SOUGHT-AFTER OLD SCHOOL COURT DEVELOPMENT LOCATED IN THE CENTRE OF GREAT SHELFORD.

- Detached house
- Accommodation of around 1090 sqft
- Beautiful front side and rear gardens
- Communal gardens
- Council Tax Band - E
- 3 bedrooms, 2 bathrooms, 1 reception room
- Constructed in 2011
- Allocated parking for 1 car
- EPC - C / 79
- Gas-fired central heating to underfloor on the ground floor and radiators to first floor

The property stands detached, is of brick elevations and forms part of this highly acclaimed over 55s residential scheme constructed in 2011 by Hill Residential, which occupies a superb central position in the village. There is pedestrian access to Woollards Lane, the central thoroughfare of the village, offering excellent access to all the amenities that Great Shelford offers.

The accommodation comprises a reception with wood-effect Kardean flooring, stairs to first floor accommodation and a cloakroom/WC. The bright and spacious kitchen/dining room is fitted with attractive cabinetry, ample Silestone working surfaces with an inset one and a half sink unit with mixer tap and bevel drainer, a range of integrated appliances including ceramic hob, oven and microwave oven, fridge/freezer, dishwasher and washer/dryer, plus a wall mounted gas-fired central heating boiler. The sitting room is a generously proportioned room with views to three aspects, with French doors to the side and rear garden.

Upstairs, there is a spacious principal bedroom with built-in wardrobes and an en-suite shower, a second double bedroom and a third single bedroom. There is also a well appointed family bathroom.

Outside, the property enjoys a corner plot location with established communal grounds to front, with a well-planted front garden behind railings, and gated access to the front path. There is gated side access that leads to the enclosed beautifully tended side and rear gardens, which are to lawn with a paved patio, well-stocked flower and shrub beds, mature trees and a garden shed. The whole is enclosed by fencing and enjoys a good degree of privacy.

The development is set around an attractive landscaped and paved courtyard, which provides one allocated parking space for each dwelling along with several visitor parking spaces, and there is also a further communal garden. An electric gate provides pedestrian access from the development to Woollards Lane, from which most of the local amenities are found.

The development is run by the residents themselves via a Management Company and The Old School Court Association (Tosca), to both of which all residents belong. Each property pays an annual service charge, which includes the maintenance of the communal areas including gardening, communal lighting, and external window cleaning of all properties. A central space has been developed into the Tosca Room, which is used for management meetings, coffee mornings and occasional yoga sessions.

Agent's Note

The property pays a service charge towards the cost of maintaining the communal gardens, communal lighting, external window cleaning and the bin sheds.

Annual charge of approximately £944.90 per annum (paid half yearly £472.45)

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

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

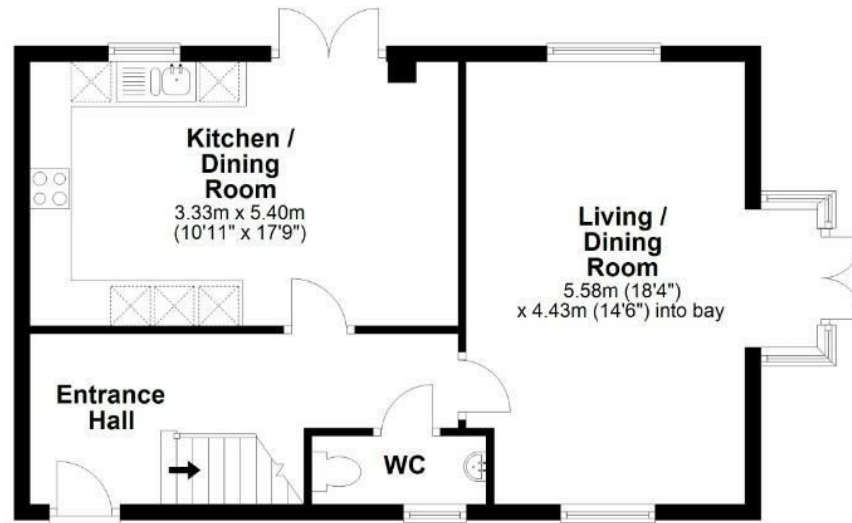
Viewing

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



Ground Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
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.

