



Trinity Lodge, Toft Road, Bourn, Cambridge CB23 2TT

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3 Bedroom Lodge

£425,000 Leasehold

This stunning lodge is just one of four that overlook the golf course. This luxury development offers amazing facilities including access to a Elemis spa, 2 indoor swimming pools, state of the art gym and 18 hole golf course all included in the price.

Set in the grounds of Cambridge Golf and Country Club, the property boasts ample parking and a gorgeous terrace area that includes a large sunken hot tub. The property is offered to market on a chain free basis and includes a long warranty.

The current owners use the lodge 3 months a year, renting out the lodge as a holiday home the rest of the time, turning over c. £48,000 in FY23-24. Site fees (including ground rent, water, broadband and golf / gym memberships) are £7,200 per year.

- Three double bedrooms & two bathrooms
- 2 annual gym & health club memberships
- 2 annual golf & country club memberships
- Stunning front-line golf & countryside views
- EPC exempt. Awaiting council tax band



Anti-Money Laundering (AML):

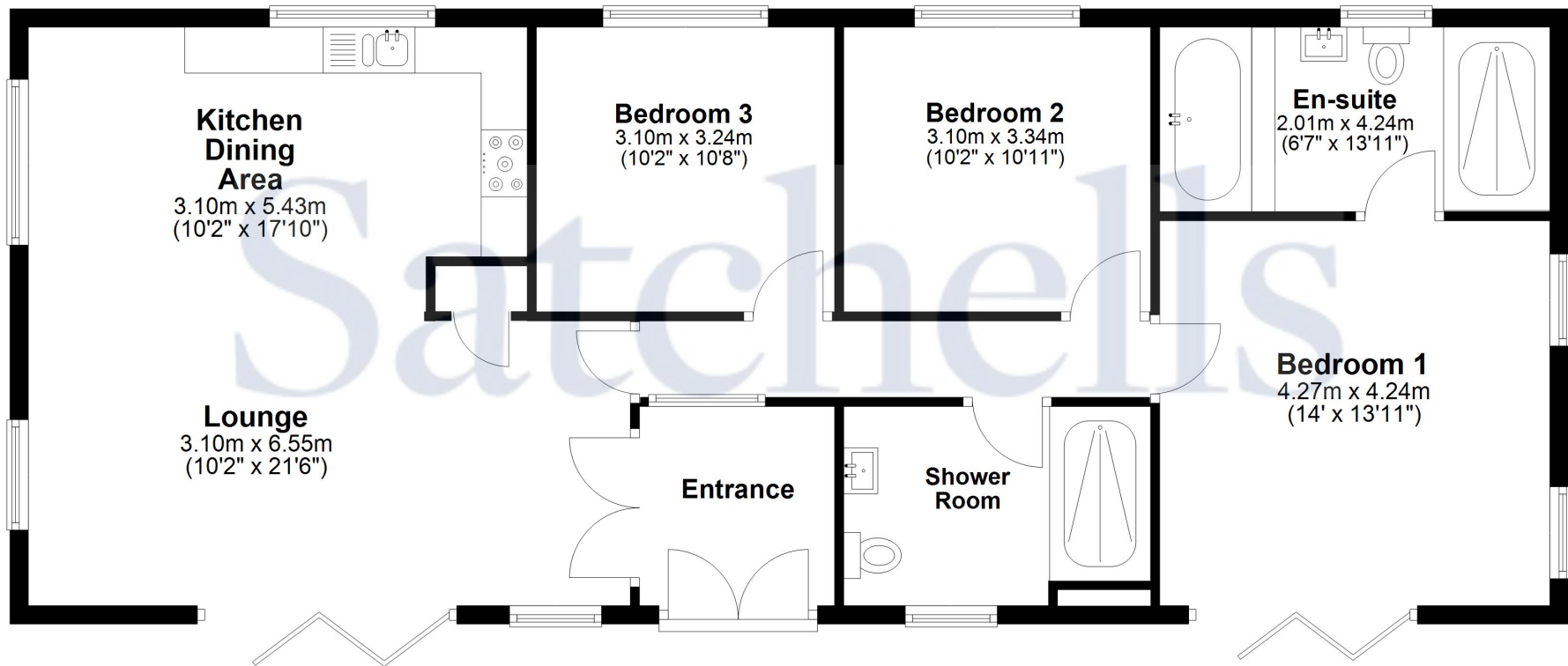
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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.