



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):

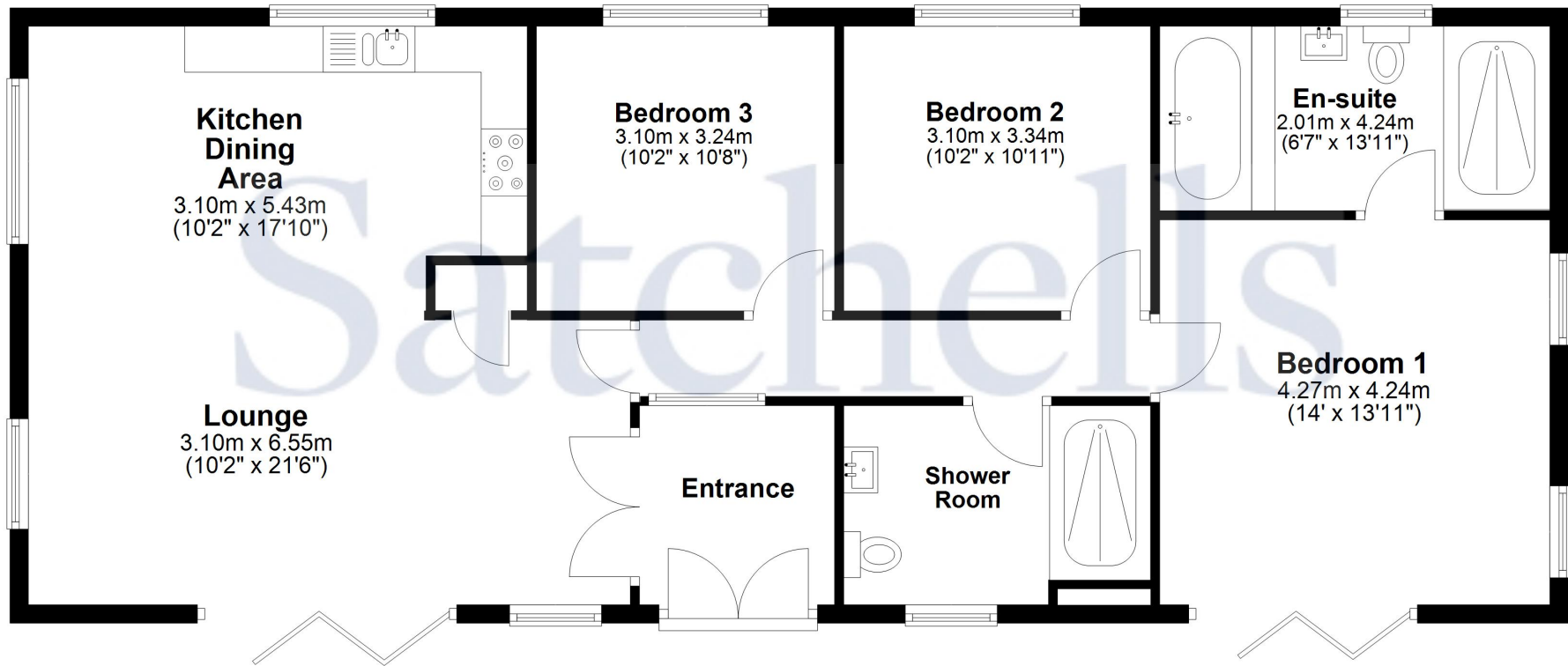
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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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.