



115 School Lane, Lower Cambourne, Cambridge. CB23 5DR

Malcolms are pleased to offer to the market this 75% shared ownership property with no rent to pay. This ground floor apartment is generously proportioned and has the rare feature of a single garage. The accommodation comprises an entrance hall, a spacious sitting room with two windows which let in lots of natural light, there are two bedrooms and bedroom 1 has fitted wardrobes. The kitchen is a good size and open plan to the sitting room. There is also a bathroom with bath and separate shower cubicle. The property is sold with no onward chain.



£168,750 Leasehold

PROPERTY DESCRIPTION

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The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1. The village centre offers a wealth of amenities & facilities including one of only a handful of Morrisons flagship stores with café & petrol station, two Hotels, Cambourne Soul youth club, Greens coffee shop, various take-away food establishments & restaurants, family pub, The Cambridge Building Society, a dry cleaners, a Library, a purpose built sports centre with social club, gym, astro turf & grass pitches, newly opened skate park, 2 cricket pitches, a health centre, a dentist, a pharmacy, Police Station and a Fire Station. Furthermore there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015), this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools.

FEATURES

- Rare 75% ownership with no rent to pay
- Ground Floor Apartment
- Two Bedrooms
- Sold with no onward chain
- Bedroom 1 with fitted wardrobes
- Single garage included
- Communal Gardens
- Service charge of £111 PCM



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Single radiator panel heater, coving to ceiling, door to:

Living Room

Window to rear, window to side, panel heater, telephone point, TV point, door to storage cupboard, open plan to:

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit, plumbing for washing machine, built-in oven, hob with extractor hood. Window to side.

Bedroom 1

Window to side, panel heater, telephone point, TV point, double door to wardrobe.

Bedroom 2

Window to side, single radiator panel heater, TV point.

Bathroom

Four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle and close coupled WC, window to rear, door to Airing cupboard.

Garage

This property has a single garage with up and over door.

Outside

The property benefits from small open plan communal gardens. There is also visitors spaces located in the car park.

Service Charge

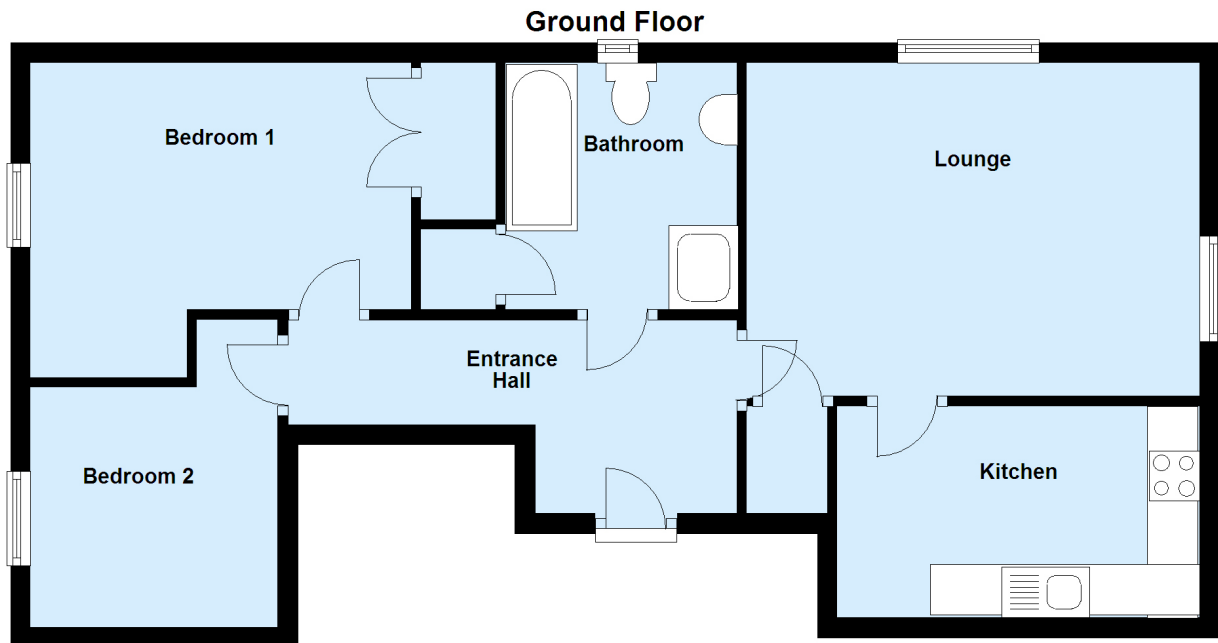
This property is leasehold with a 125 year lease from new and a current service charge of £111 PCM which covers buildings insurance and maintenance on the communal areas.

Agents Notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MALCOLMS RESIDENTIAL LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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