



## Flat 5, 11 High Street, Great Cambourne CAMBRIDGE, . CB23 6GX

Malcolms professional estate agents are pleased to showcase this well presented 1 bedroom apartment, open plan living room, kitchen with integrated appliances. Double bedroom with fitted wardrobes and main bathroom with shower over the bath. There is an allocated parking space in a secure underground parking. This apartment is ideally located with a central position ideal for amenities and public transport. Sold with no onward chain.



£165,000 Leasehold



## PROPERTY DESCRIPTION

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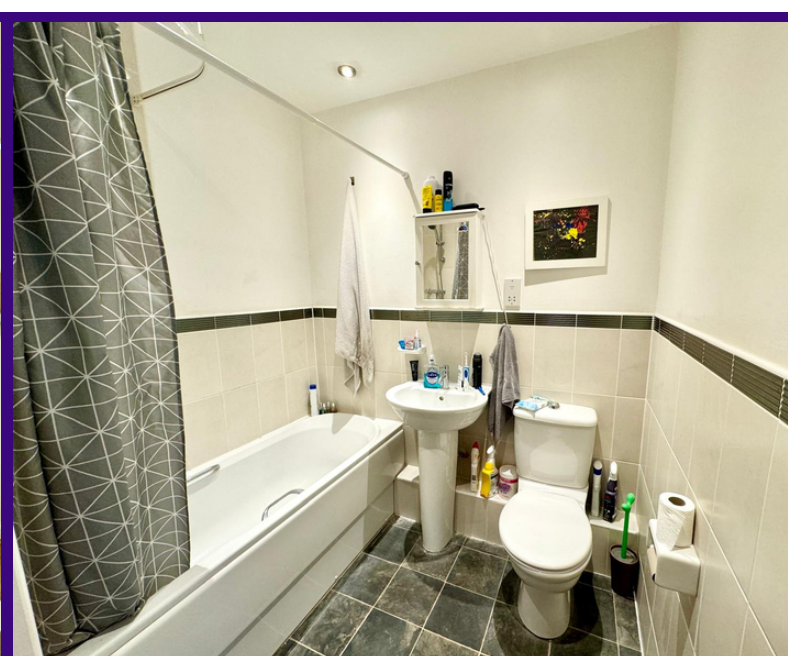
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The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and 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

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- Well presented first floor apartment
- Central village location
- One bedroom
- Fitted kitchen area
- Lounge/dining room
- Lift to all floors
- Gated underground secure parking
- Sold with no onward chain



## ROOM DESCRIPTIONS

### First Floor

#### Entrance Hall

Oak flooring, storage cupboard, built in airing cupboard.

#### Lounge Diner 4.86m (15'11") X 3.60m (11'10")

Dual aspect windows to front & side, t.v. & telephone points, storage heater, open plan to:

#### Kitchen 2.21m (7'3") X 1.87m (6'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge/freezer and washer/dryer, built-in oven, hob with extractor hood.

#### Bedroom 1 3.02m (11') X 2.62m (8'7")

Window to front, built-in double wardrobe, electric panel heater.

#### Bathroom

Three piece suite comprising panelled bath with independent power shower over, pedestal wash hand basin and close coupled WC, shaver point, tiled floor.

#### Leasehold details

There is 108 years left on the lease. The annual service charge for 23/24 year was £2585 and includes building insurance, water and upkeep and maintenance of communal areas. £271 per year ground rent.

### Agents Notes

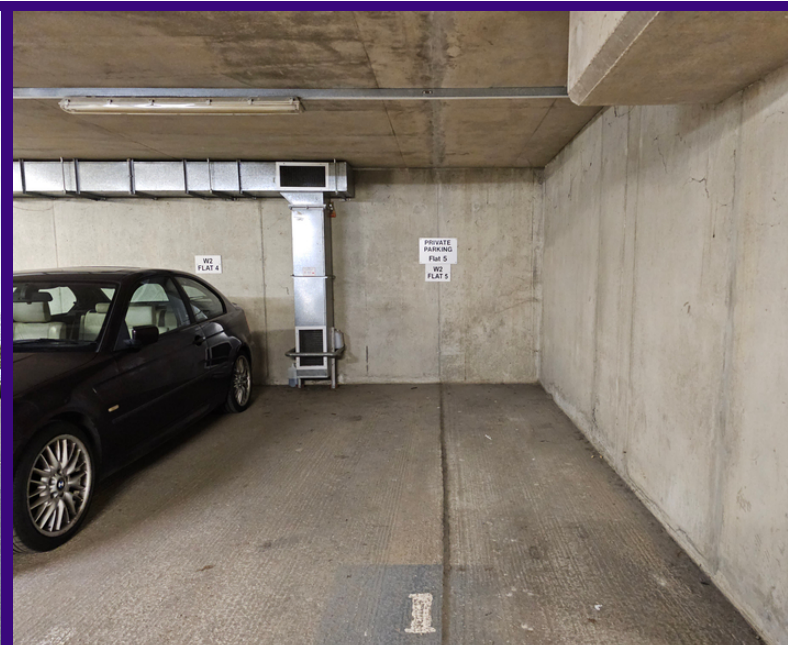
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

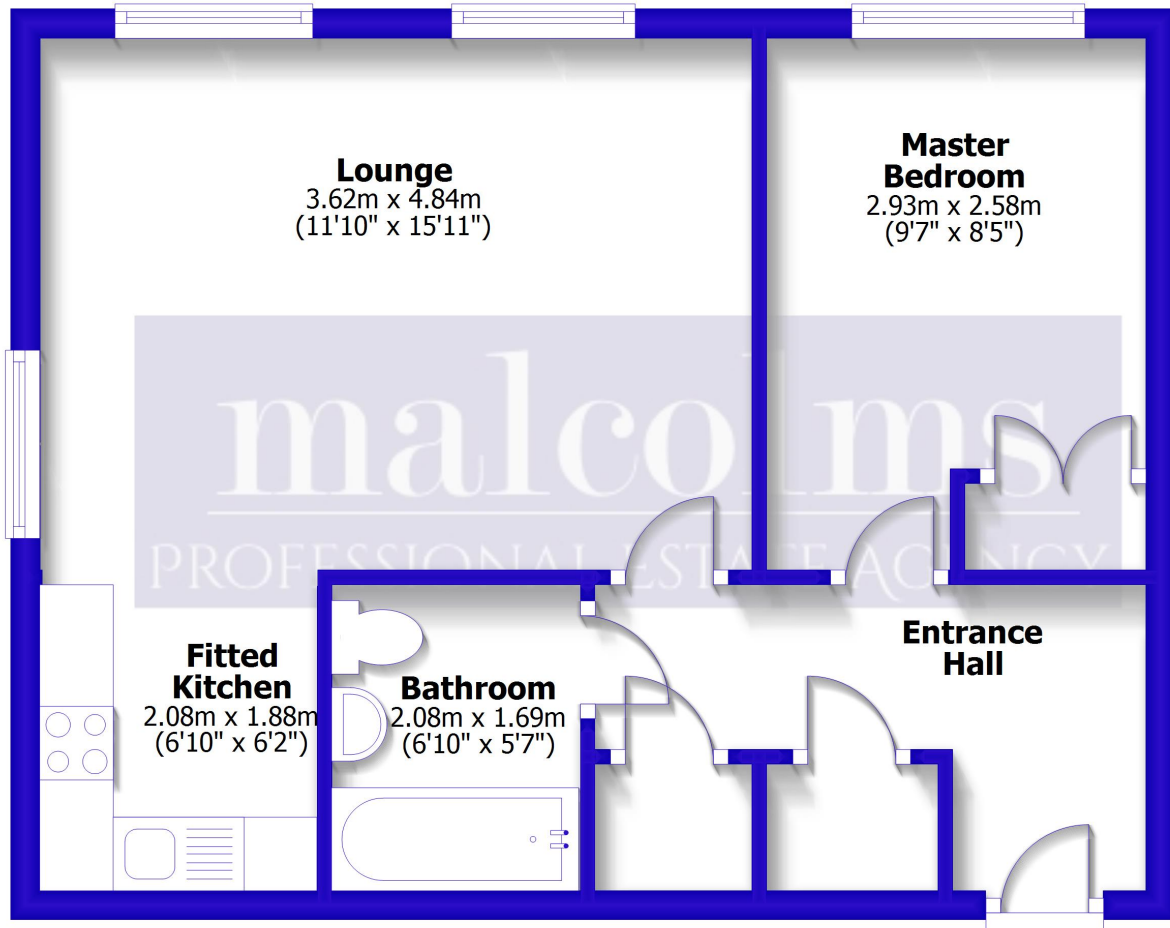
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY



**Ground Floor**

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 43.6 sq. metres (469.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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