

**APPROVED
DRAFT COPY**

I have read your notice concerning
The Property Misdescriptions Act

.....Signature

.....Date

Please return in the envelope
provided A.S.A.P.



Alan Percival Court, Chesterton, CB4 1LZ



pocock & shaw

Residential sales, lettings & management

9 Alan Percival Court
Chesterton
Cambridge
CB4 1LZ

A first floor first floor apartment situated in a popular development for the over 55's in the heart of Chesterton

- Over 55's development
- 70% share being offered
- Heart of Chesterton
- First floor apartment
- Electric heating and double glazing
- Fitted Kitchen
- Double bedroom
- Modern bathroom
- Communal garden and residents parking
- No upward chain

Offers around £100,000 for the 70% Share

Draft Particulars

All information subject to confirmation by the vendor



Alan Percival Court is set back in a convenient spot just off the High Street in the heart of Chesterton where there are a wide range of local facilities and amenities including a variety of shops. There is a regular bus service to the city centre which is a little over a mile away and the River Cam is about a quarter of a mile away. There are riverside walks and a footbridge over to Stourbridge Common. It is a small two storey scheme of sixteen retirement flats which were built approximately 17 years ago by King Street Housing Society and occupation is restricted to those aged 55 years and over. Number 9 is situated at first floor level accessed via a secure communal entrance. It provides well appointed, practical accommodation equipped with Economy 7 heating. Externally there are attractive communal gardens and a car parking area for residents. NOTE: Catalyst Housing Association has retained a 30% share of the equity of the flat. The purchaser is therefore buying a 70% share.

AGENTS NOTE 1: Any buyer will have to register with Catalyst Housing Association via email: sales.services@chg.org.uk

AGENTS NOTE 2: There is a service charge for general caretaking, gardening, repairs, communal TV licence, buildings insurance, management and water/sewerage rates. This charge is presently in the region of £88.52 p.c.m. There is also a deferred sinking fund arrangement which is payable by the seller of the property when it is eventually sold. All occupants must be aged 55 years or over, there are no pets allowed and the occupant must be capable of independent living. It is also important to note that the property is held on a part ownership basis. The purchaser will become the owner of 70% of the property, the remaining 30% being held by the Housing Association. No rent or other payment is charged for this share.

COMMUNAL ENTRANCE HALLWAY secure entrance hall with stairs to first floor.

FIRST FLOOR

THE APARTMENT with front door to;

ENTRANCE HALL with loft access hatch, storage cupboard, entrance phone, doors to

LIVING ROOM 13' 3" x 12' 4" max (4.04m x 3.76m) with window to front and window to side, two wall mounted electric storage heaters, further wall mounted electric heater, TV point, opening onto

BEDROOM 13' 3" x 8' 4" (4.04m x 2.54m) with window to front, wall mounted electric panel heater, wall light points, built in wardrobe cupboard with hanging rail and shelving.

KITCHEN 8' 10" x 6' 6" (2.69m x 1.98m) semi open plan to living area, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, electric cooker point, sink unit and drainer, integrated AEG washer dryer, space and plumbing for slim line dishwasher, space for fridge/freezer, extractor fan.

BATHROOM attractive modern bathroom suite comprising panelled bath with Triton thermostatic shower over, fully tiled walls, vanity wash handbasin with cupboards below, wc with concealed cistern and display shelf over, chrome heated towel rail, mirror fronted wall cabinet over sink unit, further wall cabinets (one with adjacent shaver point and strip light below), extractor fan.

OUTSIDE Communal gardens and residents parking (not allocated).

SERVICES Mains water, electricity and drainage.

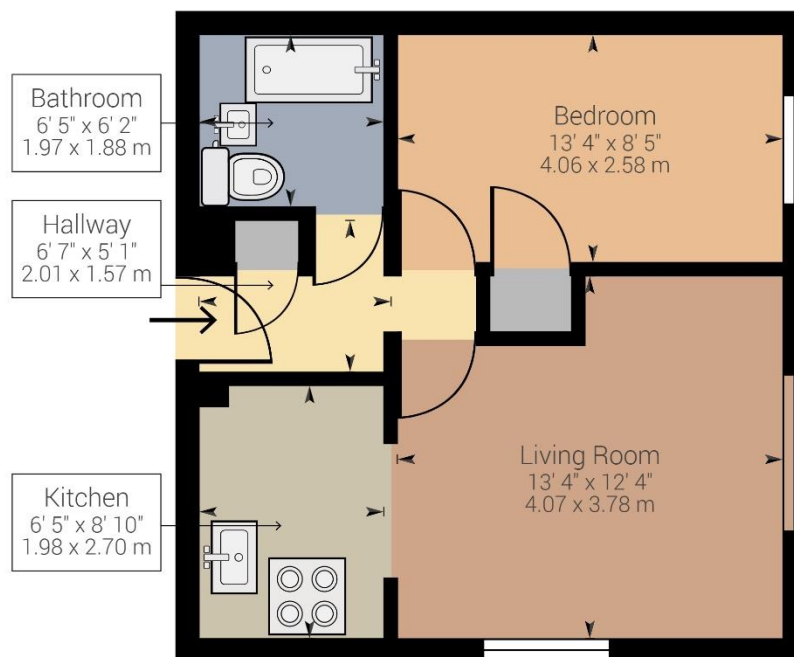
TENURE The property is Leasehold. Unexpired term to be advised. Service charge £88.52 per month to include ground rent, and buildings insurance.

COUNCIL TAX Band B

VIEWING By arrangement with Pocock & Shaw

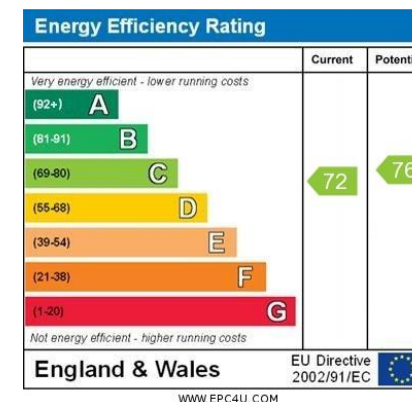
Any buyer will have to register with Catalyst Housing Association via email: sales.services@chg.org.uk





Approximate net internal area: 411.22 ft² / 38.20 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

pocock & shaw
Residential sales, lettings & management

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: cambridge@pocock.co.uk www.pocock.co.uk