21 Lordship Close
Orwell
Royston
Hertfordshire
SG8 5TH

An immaculately presented two bedroom retirement bungalow sold on a 75% shared ownership basis. Orwell village is about ten miles south of the historic city centre.

- Entrance porch, reception hall
- Well appointed sitting room
- Refitted kitchen
- Two bedrooms
- Shower room
- Sealed unit double glazing
- Pleasant enclosed rear garden
- For the over 60's
- 75% shared ownership

Offers around £164,950
This immaculately presented two bedroom bungalow is located in the heart of the sought after village of Orwell, approximately 10 miles south of the historic city of Cambridge.

This small development of similar retirement bungalows was constructed in the 1980s by South Cambridgeshire District Council with occupation restricted to persons over 60 years of age. The property is being sold on a shared ownership basis to provide an opportunity for retired people to buy their own home at an affordable price level.

**ENTRANCE PORCH** with replacement double glazed door to

**RECEPTION HALL** with door to

**WELL APPOINTED SITTING ROOM** 15' 9" x 10' 4" (4.8m x 3.15m) with sealed unit double glazed window to front.

**KITCHEN** 12' x 10' 2" (3.66m x 3.1m) narrowing to 7'5 recently refitted by the present vendors to include a single drainer stainless steel sink unit with double base unit, adjacent work surface with further range of base units, inset convection hob, part ceramic tiled splashback and matching wall mounted cupboards, sealed unit double glazed window to rear, glazed door to rear garden.

**BEDROOM 1** 14' 11" x 8' 8" max (4.55m x 2.64m) with window to front.

**BEDROOM 2** 8' 10" x 8' 9" (2.69m x 2.67m) with window to rear.

**LARGE STORE CUPBOARD** 4' 7" x 4' (1.4m x 1.22m)

**SHOWER ROOM** with fitted suite comprising double walk in shower cubicle, pedestal wash handbasin and close couple wc, single airing cupboard, window to rear.

**OUTSIDE** The rear garden has been landscaped by the present owners to offer a large patio and further raised patio area, flower borders. Brick storage shed, pedestrian rear access. To the front of the property there is a large communal forecourt with parking.

**SERVICES** Mains water, electricity and drainage.

**TENURE** The property is sold on the basis of a new shared ownership lease for 125 years at an annual ground rent of £26. Buildings insurance to be advised. Service charge which covers the upkeep of communal areas to be advised. There is a communal laundry room, for the exclusive use of the residents.

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock and Shaw CB/16843.
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.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.