



FLAT 9 ELM COURT, OVER, DRINGS CLOSE, CAMBRIDGE, CB24 5SB

Offers around £120,000 invited

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An extremely spacious, well maintained and improved two bedroom shared ownership retirement flat with its own private garden and offered for sale with no upward chain.



Over is a popular village lying approximately ten miles north of Cambridge with access to the A14 linking with the M11 motorway approximately five miles distant. The town of St Ives (approximately eleven miles distant) and Huntingdon (approximately fourteen miles distant) can be approached via the A14. Local facilities include shops, post office, doctor's surgery, primary school and within catchment area of the highly regarded Swavesey Village College. The Guided Busway Station at Swavesey is within easy walking distance and has proved to be a great success, linking St Ives through to Cambridge and beyond to Addenbrookes and Trumpington. In short, Over is a vibrant and successful community with excellent amenities, diverse range of homes and great transport links.

- * Two good size bedrooms
- * Wet room
- * Excellent refitted kitchen with appliances
- * Living room with door to the private enclosed garden
- * Gas central heating
- * Double glazing
- * Security entry system
- * Communal gardens and parking
- * Private enclosed garden
- * Available to those over 60 years of age

Elm Court is a highly desirable purpose built scheme of sheltered retirement flats built in 2000 to a good specification. Accessed via Station Road, The Doles West and Drings Close the development includes a large communal lounge area and kitchen with the advantage of being adjacent to Over Surgery.

GROUND FLOOR

ENTRANCE HALL Plus two built in storage cupboards, emergency pull cord system as throughout, main door intercom, telephone point, access to loft space.

KITCHEN Refitted with an excellent range of high and low level cupboard and drawer units, work surfaces, stainless steel sink unit, integrated fridge freezer, electric oven and hob, extractor hood over, washing machine and dryer, cupboard housing the heating mains, extractor fan, double glazed window to side, radiator, opening onto

LOUNGE With glazed door to rear garden with windows either side, television aerial socket, radiator.

BEDROOM ONE Window to rear aspect, radiator, telephone point.

BEDROOM TWO Window to front aspect, radiator.

WET ROOM With mains shower, vanity handbasin, electronic self cleansing low level WC, extractor fan, radiator.

OUTSIDE

Communal gardens and parking. A private rear garden measures approximately

5.73m (18'10") deep x 8.6m (28'3") wide, laid to patio and shingle with shrub borders with side pedestrian access.

NOTE: All applicants are required to be a minimum of 60 years of age and capable of independent living ie able to manage their own housing. There is a shared heating system with radiators to each property having their own thermostatic controls. The charge for this is within a £658 quarterly payment (awaiting confirmation). This covers the service charge, buildings insurance, ground rent, heating and water. No further charge is set against the 25% share retained by South Cambridgeshire District Council. For further information please contact the South Cambridgeshire Housing Department, Rebecca Gane (01954 713334) or Maria Toombes (01954 713338).

Council Tax Band B £1237.52 for 2016/2017



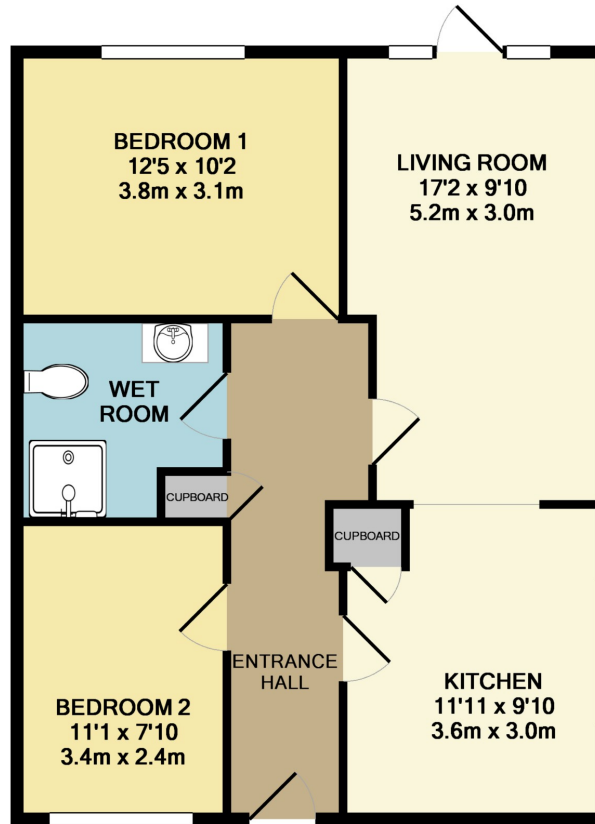
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