



Flat 1, Alder Court Union Lane, Cambridge

Cambridge

Guide Price £125,000





Flat 1

Alder Court Union Lane, Cambridge

Ground-floor over-60s retirement flat in Cambridge, 1 bedroom, re-fitted shower room, with direct garden access.

- Ground Floor Retirement Apartment (Over 60s)
- Gated Community Within Walking Distance Of Cambridge City Centre
- French Doors With Direct Access To The Communal Gardens
- Re-Fitted Shower Room
- One Double Bedroom With Fitted Wardrobes
- Separate Kitchen
- Lounge/Dining Room
- 24-Hour Emergency Apello System
- Communal Living Spaces And Gardens
- House Manager On Site

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PROPERTY INSIGHT

A ground-floor, over-60s retirement apartment set within a well-maintained gated community in Cambridge, within striking distance of the city centre. This one-bedroom home enjoys the added benefit of French doors opening directly onto the communal gardens, along with a separate kitchen, a lounge/dining room, a re-fitted shower room, access to communal living spaces and gardens, and a 24-hour emergency Apello system. This attractive development sits in a sought-after, gated setting close to everything Cambridge has to offer, with the reassurance of a House Manager and well-tended communal grounds.

Upon stepping inside, the entrance hallway is bright and welcoming, with integrated storage and doors through to the living space. The lounge/dining room is a very good size, with French doors opening directly onto the communal gardens – a lovely spot to step out and enjoy the sunshine. It enjoys a feature fireplace, carpets, pendant lighting, and ample space for a variety of lounge, dining and storage furniture.

The kitchen is a good size, benefiting from a window to a garden aspect, a range of base and wall units, laminate worktops, laminate wood flooring, tiled splashbacks, an integrated oven, hob and extractor hood, and space for undercounter appliances.

Through to the sleeping quarters, this comfortable home offers a well-proportioned double bedroom with a window to outside and integrated storage, and a re-fitted shower room comprising a shower, a WC and a hand wash basin.





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Service Charges Include:

- Water rates for communal areas
- Water rates for your apartment
- 24-hour emergency call system
- Electricity, heating, lighting and power to all communal areas
- Cleaning of communal windows
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance.
- The cost of your House Manager
- The service charge DOES NOT cover costs such as your Council Tax, electricity or telephone

AGENTS NOTES

Tenure: Leasehold

Lease Length Remaining: 100 Years

Ground Rent: £400.34 Per Annum

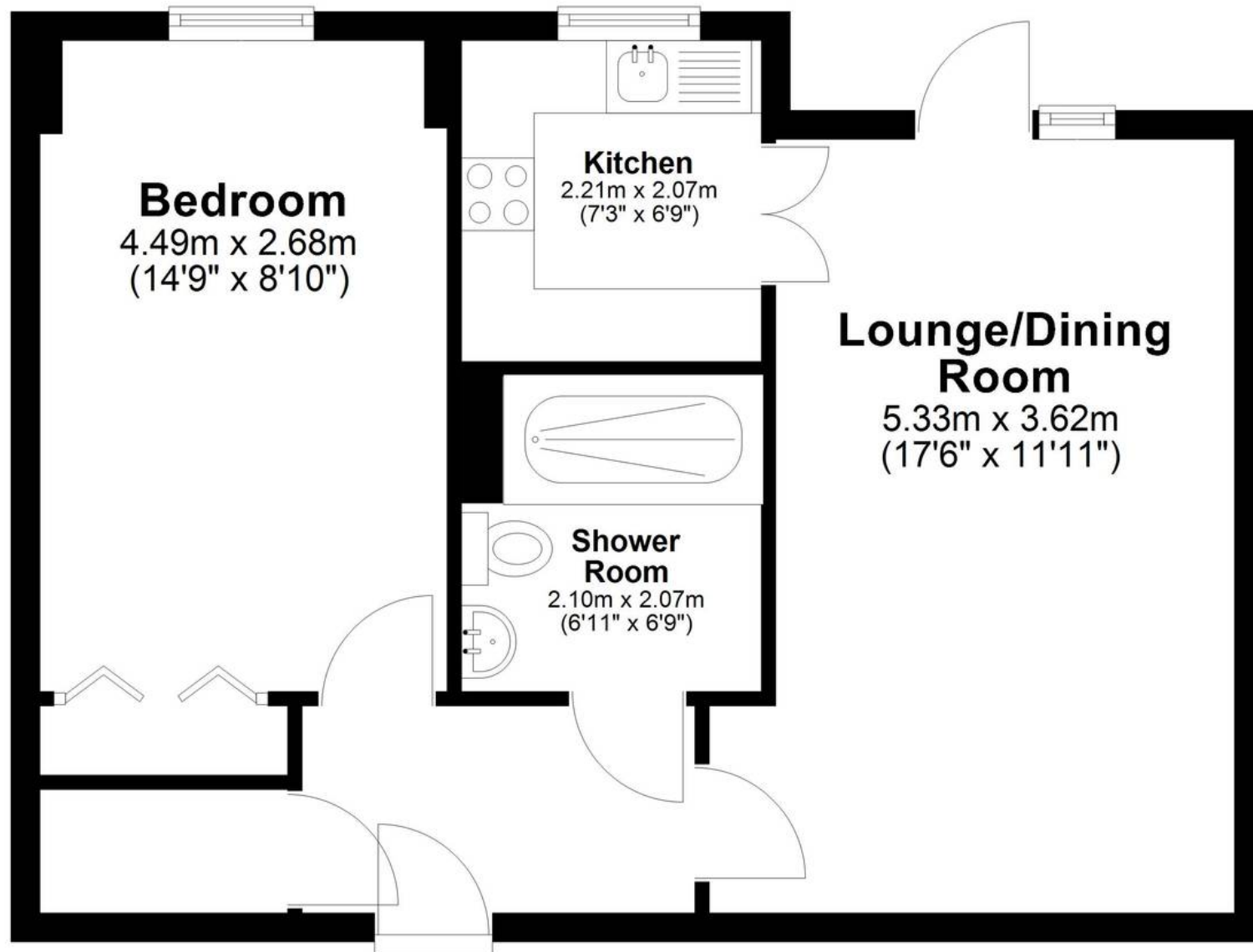
Service Charge: £3296.92 Per Annum

Restrictions: Residents must be over 60 years old.



Ground Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 47.3 sq. metres (509.0 sq. feet)



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