

Cavendish Court Sackville Way, Great Cambourne Cambridge

£105,000 **Leasehold**

Sharman Quinney

Key Features

1 1 B B

999 Years remaining as of 01 Jan 2003
£Ask Agent Ground Rent pcm
Review due: Ask Agent
£8508.00 Service Charge pcm
Review due: 04/2027

- One bedroom first floor retirement apartment
- Exclusive development for residents aged 65+
- Fitted kitchen with cooker and hob
- Duty manager on site 24/7
- Entrance hall with storage cupboards

Situated within the highly regarded Cavendish Court retirement development, this well-presented one bedroom first floor apartment offers comfortable, independent living with the reassurance of excellent on-site support and facilities. Constructed by Bovis Homes and completed in 2003, the development has been







thoughtfully designed for residents aged 65 and over, providing both privacy and a welcoming community atmosphere.

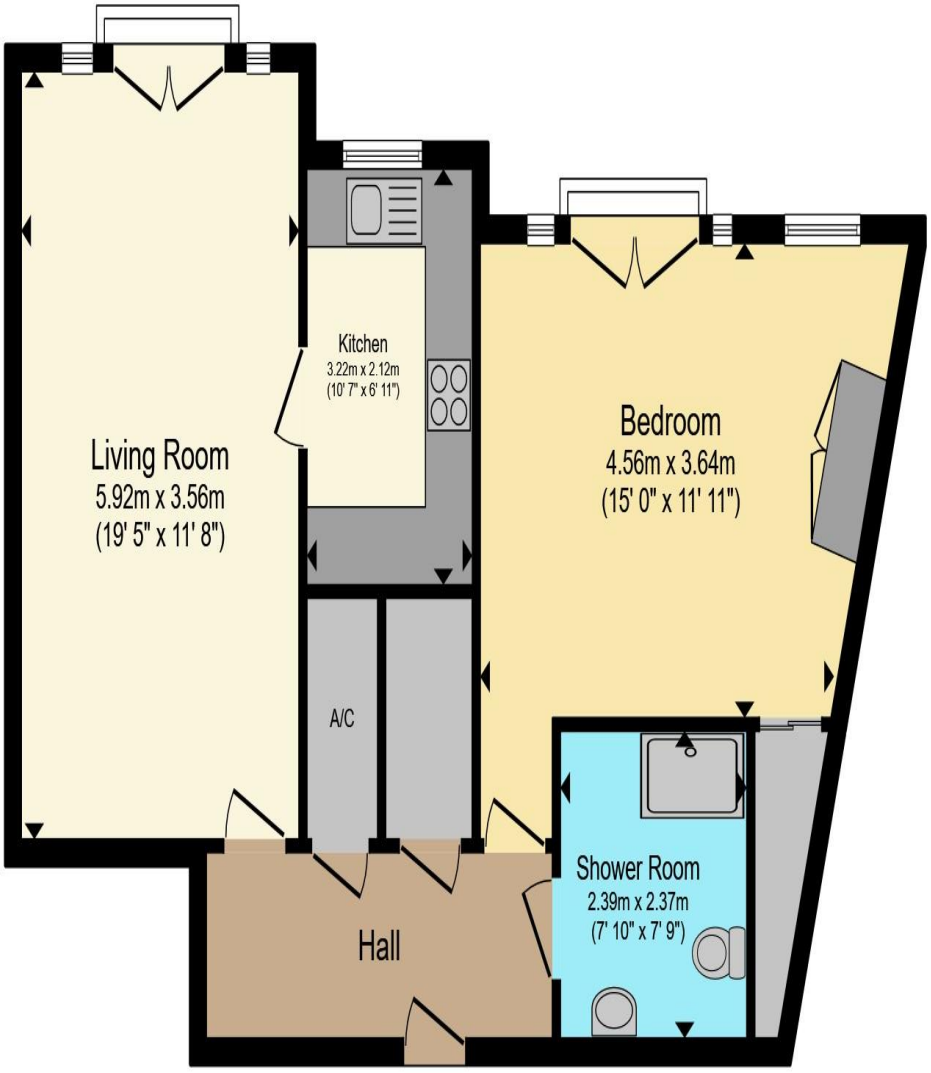
Entering the apartment, you are welcomed into a spacious hallway with useful built-in storage. From the hall, there is access to a modern shower room, before continuing through to the generous double bedroom, which benefits from a Juliet balcony, allowing plenty of natural light to flood the room. The accommodation then leads through to the bright and airy living room, also featuring a Juliet balcony, creating a pleasant space to relax and enjoy the outlook. The fitted kitchen is accessed from the living area and is equipped with a cooker and hob, providing everything needed for day-to-day living.

The apartment benefits from spacious accommodation, lift access, and a secure entry system, while residents enjoy access to a wide range of communal facilities including an owners' lounge, dining room, hobbies room, beautifully landscaped gardens, guest suite and resident parking.

A key feature of Cavendish Court is the exceptional level of support available, including a duty manager on site 24 hours a day, emergency call-out service, weekly service time, handyperson assistance and laundry services. Residents can also enjoy freshly prepared three-course lunches served daily in the on-site restaurant.







First Floor

Total floor area 66.9 m² (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Perfectly positioned in the heart of Cambourne, the gated development is within easy reach of local shops, supermarket, doctors' surgery, pharmacy and community facilities. All areas of the development are wheelchair accessible, ensuring ease of living for residents.

Beyond the apartment itself, Cavendish Court offers a vibrant social lifestyle with regular coffee mornings, film nights, quiz evenings, themed lunches and birthday celebrations. The popular hobbies room provides a wonderful space for residents to meet friends and enjoy activities such as card games, scrabble and jigsaw puzzles.

To arrange a viewing of this lovely apartment, contact Sharman Quinney Cambourne on 01954 710 620.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01954 710620**

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The Property Ombudsman