



Churchfield Court, Girton, CB3 0XA

CHEFFINS

Churchfield Court

Girton,
CB3 0XA

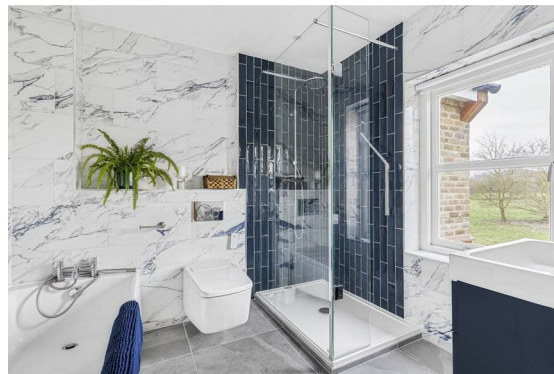
- Exclusive Development for over 55's
- Two double bedrooms
- Two Bathrooms, one of which is en suite
- Stunning sun room with far reaching views
- Garage and visitors' parking
- Guest suite for family and friends
- Mini-Bus service and laundry facilities
- Residents' estate manager

A most stylish and much improved first floor apartment offering beautifully presented accommodation arranged over a single floor. Forms part of a popular courtyard retirement development set in established landscaped grounds. Offered with no onward chain. The property is within easy reach of Cambridge City Centre and a wide range of local amenities in the popular village of Girton. Easy access to the A14 and beyond.

2 2 1

Guide Price £550,000





LOCATION

Churchfield Court stands as an alluring, upscale community tailored for those aged 55 and over, strategically positioned on the outskirts of a coveted village. Once a thriving farm, this development boasts residences arranged around two meticulously landscaped courtyards, inviting residents to explore the adjoining meadowland and scenic countryside through a captivating feature archway. For the convenience of visiting guests, a tastefully furnished guest suite awaits, available for reservation for up to five nights. Practical amenities abound, including a dedicated laundry room furnished with modern appliances. Residents also enjoy the convenience of a weekly courtesy bus service, facilitating trips to nearby supermarkets. Girton, a highly sought-after village on the city's periphery, lies just a short distance from the bustling university site and the city centre. Residents benefit from excellent dedicated cycle routes and easy access to public transportation, including the nearby Citi 6 bus stop. The well-served village offers an array of amenities, including two welcoming pubs, a Co-op, tennis club, and golf course, catering to a diverse range of interests and lifestyles.

PANELLED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

Coved ceiling, inset LED downlighters, loft access, set of engineered oak double doors providing access into airing cupboard housing hot water cylinder and fitted timber shelving, additional storage cupboard fitted with railings and shelving; electric radiator, wall mounted lighting, engineered oak panelled doors leading through into respective rooms.

KITCHEN

A most stylish and newly appointed kitchen space comprising a collection of both wall and base mounted storage cupboards and drawers with stone work surface and inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob with tiled splashback and extractor hood above. Integrated Samsung oven as well as integrated and concealed fridge/freezer and slimline Bosch dishwasher, further storage cupboards include the pull-out corner carousel and full height pull-out pantry store, inset LED downlighters, electric radiator, wood effect flooring, double glazed window out to front aspect.

OPEN PLAN LIVING/DINING ROOM

Accessed from the Hallway via a set of panelled glazed doors. Dining Area with coved ceiling, inset LED downlighters, wall mounted uplighters, electric radiator, double glazed window to front aspect, opening through to Living Room with coved ceiling, wall mounted uplighting, electric radiator, opening through into:

SUN ROOM

with a full width set of double glazed windows providing panoramic views over the meadow to the rear and unadulterated sun throughout the day.

SHOWER ROOM

comprising of a three piece suite with corner shower cubicle with wall mounted shower head accessed via a glazed sliding doors, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, stone surround, heated towel rail, tiled flooring, fitted cupboard under wash hand basin, wall mounted mirror with demisting and lighting features, set of engineered oak double doors providing access into utility cupboard with space and plumbing for washer and dryer, inset LED downlighters, extractor fan, double glazed window out onto front aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, wall mounted lighting, electric radiator, full width set of built-in wardrobes accessed via two sets of double doors fitted with railings and shelving, full width double glazed window overlooking the Churchfield Court meadow to the rear of the development and engineered oak panelled door leading through into:

ENSUITE BATHROOM

with a luxurious four piece suite which has recently been fitted and comprises panelled bath with hot and cold mixer bath tap, additional shower head attachment, grip handle adjacent, large walk-in shower cubicle with dual wall mounted shower head one which is a rainfall effect, glazed shower partition, grip handle, low level w.c. with concealed dual hand flush with Vitra toilet, wash

hand basin with hot and cold mixer tap, stylish blue marble tiled surround, storage drawers fitted beneath wash hand basin, wall mounted electric toothbrush, large wall mounted mirror with lighting feature, heated towel rail, tiled flooring, tiled upstand, inset LED downlighters, extractor fan, double glazed window overlooking garden.

BEDROOM 2

with coved ceiling, electric radiator, almost full width set of double glazed windows overlooking communal gardens and engineered oak door providing access into built-in wardrobe fitted with railings and shelving.

OUTSIDE

To the front, the property is approached off Churchfield Court via a block paved pathway leading to a communal panelled glazed entrance door which leads into a further communal entrance hall which is shared amongst Nos. 21, 22, 23, 24 Churchfield Court, with stairs and stairlift rising to the first floor where the panelled timber entrance door can be found. In the communal entrance hall a further panelled glazed door which provides access to additional communal grounds. A continuation of the block paved pathway leads round to a further parking area as well as the en bloc garages which the property enjoys ownership of one garage.

AGENTS NOTE

Tenure - Leasehold

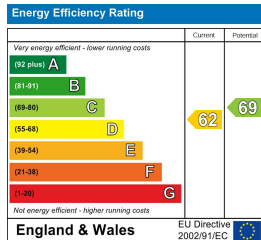
Length of Lease - 123 Years Remaining

Annual Ground Rent - Peppercorn

Annual Service Charge - Approximately £8,333

Service Charge Review Period - N/A





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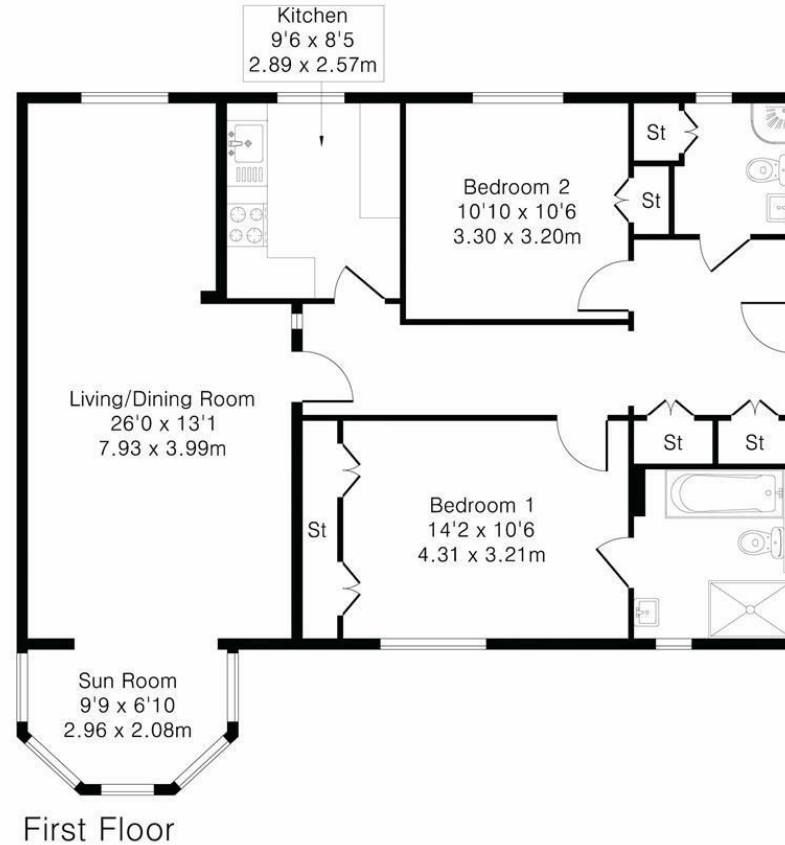
Tenure - Leasehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 1028 sq ft - 96 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

