



Ardross Court, Six Mile Bottom, CB8 0XH

CHEFFINS

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CB8 0XH

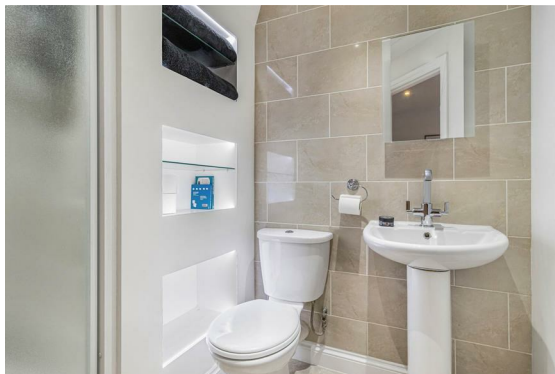
- Well Presented Maisonette
- 2 Double Bedrooms
- 2 Bath/Shower Rooms
- Communal Gardens
- Village Location
- 2 Allocated Parking Spaces

A well presented and spacious 2 bedroom maisonette situated in Six Mile Bottom which provides convenient access into both Cambridge and Newmarket. The accommodation is set over two floors and benefits from a private entrance hall, a living/dining room and kitchen, 2 double bedrooms and 2 bath/shower rooms. Externally the property benefits from 2 allocated parking spaces and communal gardens. Viewing Essential.



Guide Price £200,000





LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

ENTRANCE PORCH

with stairs leading up to the first floor with entrance door.

ENTRANCE HALL

with stairs leading to the upper floor, recessed spotlights, radiator.

LIVING/DINING ROOM

with 2 windows to the front aspect, built in shelving, recessed spotlights, radiator.

KITCHEN

with a range of wall and base mounted units with work surfaces over, built in oven, hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tile effect flooring, recessed spotlights.

BEDROOM 2

with a window to the rear aspect, recessed spotlights, radiator.

ENSUITE SHOWER ROOM

with a shower cubicle, pedestal wash hand basin, low level WC, recessed shelving with feature lighting, recessed spotlights, part tiled walls, tile effect flooring, radiator, extractor fan.

LANDING AREA

with a window to the front aspect, airing cupboard, recessed spotlights.

BEDROOM 1

with 2 windows to the front aspect, built in wardrobes, recessed spotlights, radiator.

BATHROOM

with suite comprising sunken bath with shower hose, shower cubicle, wash hand basin, low level WC, part tiled walls, tiled flooring, feature floor lights, recessed spotlights, radiator, window to the rear aspect.

OUTSIDE

The property is set in mature communal gardens with a shared parking area, featuring 2 allocated parking spaces.

Sales Agents Notes

Tenure – Leasehold

Length of Lease – 91 years remaining

Annual Ground Rent – N/A

Annual Service Charge – £600 (£60 paid per month, 10 months of the year)

Service Charge Review Period – Annually

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







Approximate Gross Internal Area 869 sq ft - 81 sq m

First Floor Area 507 sq ft – 47 sq m

Second Floor Area 362 sq ft – 34 sq m

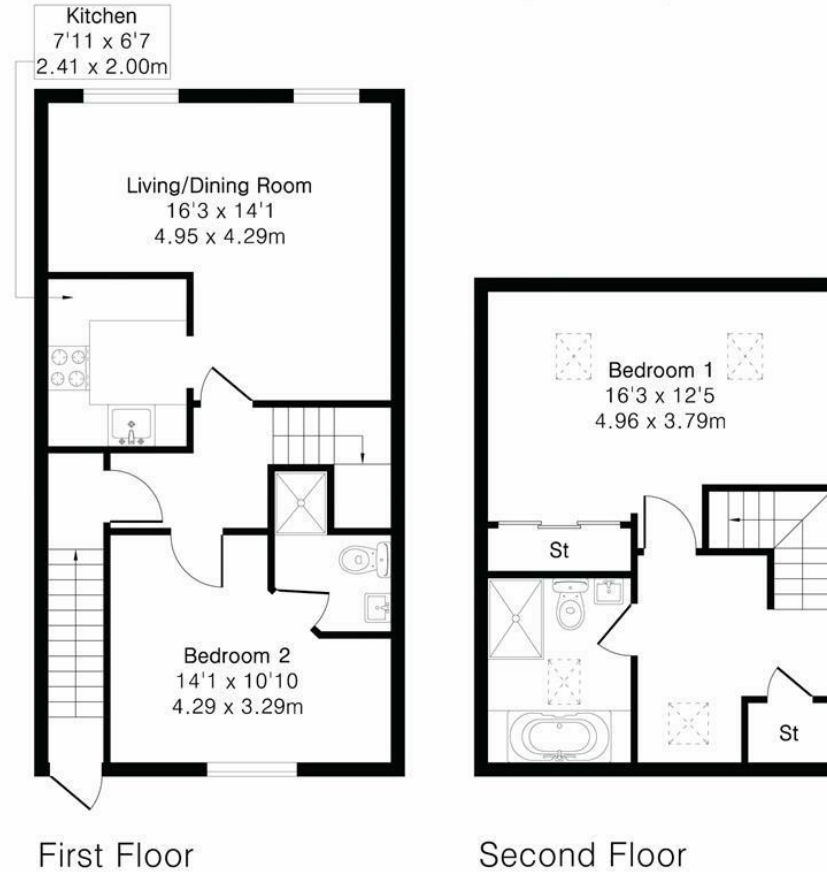
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		75
	62	

Guide Price £200,000

Tenure – Leasehold

Council Tax Band – C

Local Authority – South Cambridgeshire



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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