

# Goldsborough Estates

A member of the **Bupa** group

**SOLD**  
subject to contract

2 COTTENHAM COURT BUNGALOWS  
HIGH STREET  
COTTENHAM  
CAMBRIDGE  
CB24 8GG



*External Images of Cottenham Court*

Goldsborough Estates are delighted to offer for sale this beautifully presented two bedroom, semi-detached bungalow.

**£162,000**

**Freephone 0800 731 6287**

[www.goldsboroughestates.co.uk](http://www.goldsboroughestates.co.uk)



INVESTOR IN PEOPLE

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Cottenham Court is located in a pleasant residential area of the village of Cottenham and is conveniently located for local shopping facilities and the attractive village green. Cottenham is on a main bus route to the vibrant city of Cambridge, just a short drive away and only 4 ½ miles from Waterbeach station with regular direct links to London.

Residents of the bungalows of Cottenham Court enjoy the beautiful rural setting of the development, set in landscaped gardens and bordered by an array of trees.

Combining luxury and style with safety, security and ease of living this PURPOSE BUILT BUNGALOW includes the following:

- ❖ 24 hour Emergency alarm system which connects each bungalow to the Nursing Home
- ❖ Gas Fired Central Heating
- ❖ Ample waist height power points
- ❖ UPVC double glazed windows



*External Image of Cottenham Court*

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Goldsborough Estates are delighted to offer for sale this beautifully presented two bedroom, semi detached bungalow. Spacious and light this property is in good decorative order and ready for immediate occupation.

Early viewing is highly recommended.

Briefly comprising:

- Entrance hall with large built in storage cupboard
- Spacious and light lounge with views over the back gardens of the development. Décor and carpets in a good condition and largely neutral colours.

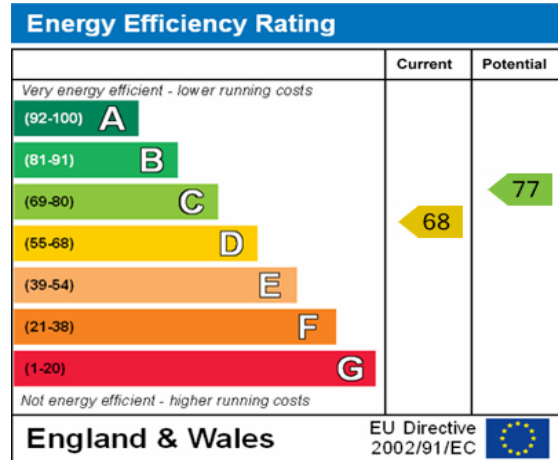
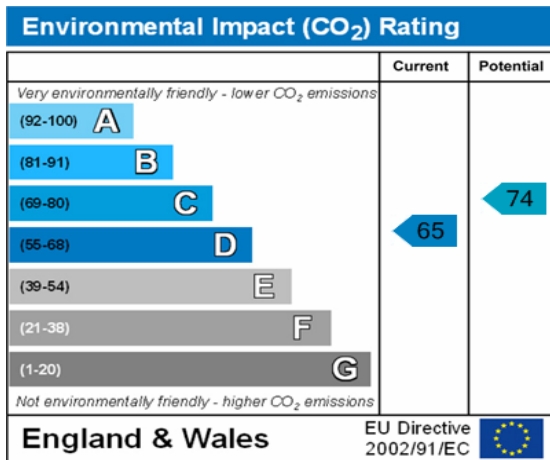


*Communal Gardens of Cottenham Court*

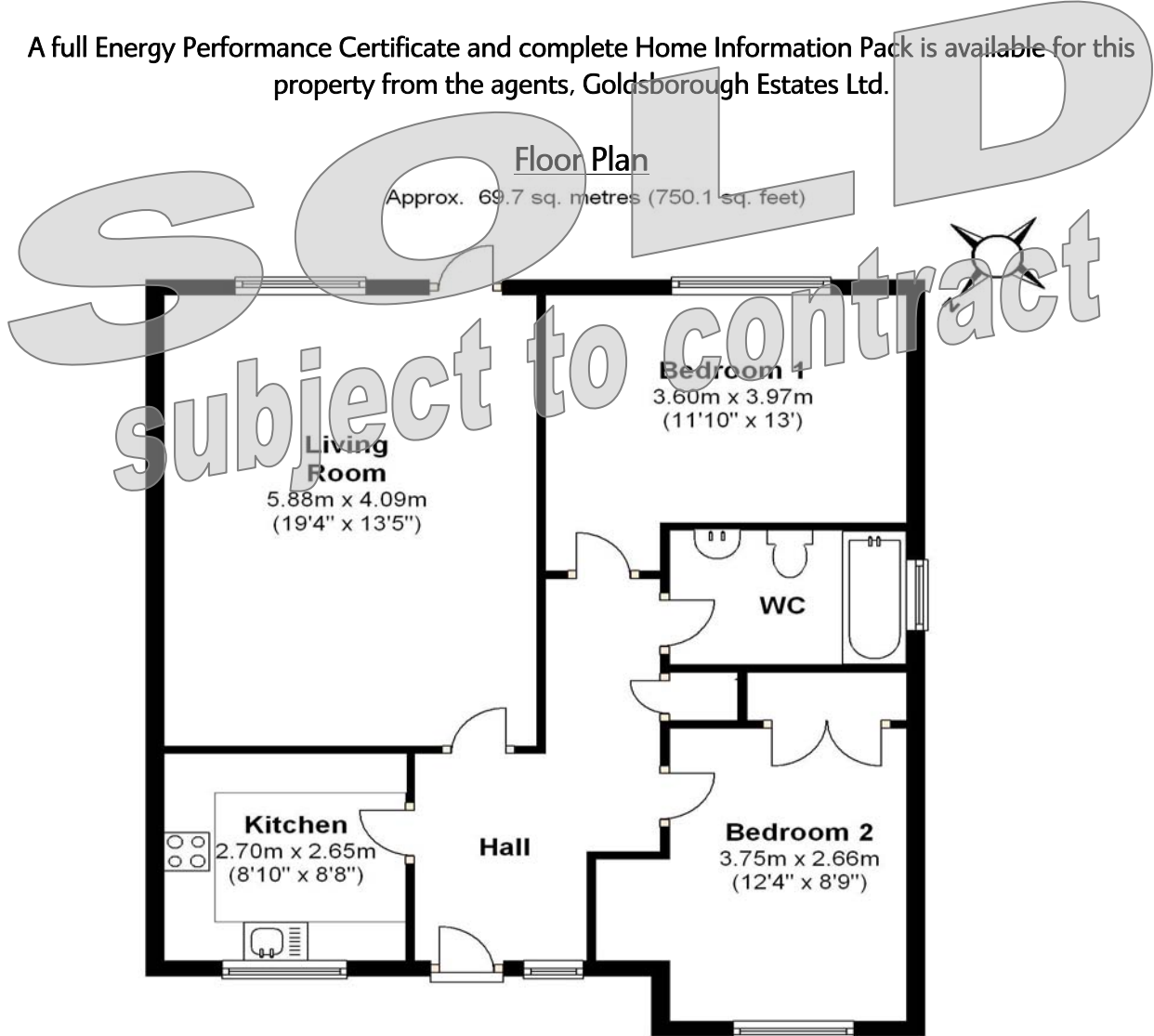
- Separate fitted kitchen with window. Boasting beige units, stainless steel sink, oven, hob, extractor fan, microwave, washing machine and fridge freezer.
- Spacious master double bedroom.
- Second bedroom/study option.
- Three piece bathroom with window. White suite with shower over bath, vinyl flooring and extractor fan.

# 2 COTTENHAM COURT

## Environmental and Energy Rating Graphs



A full Energy Performance Certificate and complete Home Information Pack is available for this property from the agents, Goldsbrough Estates Ltd.



All plans, drawings and measurements are for identification purposes only - they are intended for illustration only and may not be accurate and as such should not be relied upon. Plans and drawings may not be to scale. Buyers should satisfy themselves as to the suitability of the property and should always carry out a detailed inspection of the property before making any financial or other commitment to the purchase.

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Leaseholders Information

<u>Tenure:</u>	Leasehold.
<u>Length of Lease:</u>	1 25 Years from 1 January 1999
<u>Prescribed Age:</u>	Residents must be a minimum age of 60. If a couple occupies the bungalow then one may be under 60
<u>Pets Policy:</u>	Please call us to discuss the Pets Policy at Cottenham Court Bungalows on 0800 7316287

Breakdown of Charges from 1 January 2009 - 31 December 2009

<u>Ground Rent:</u>	£25 per quarter
<u>Service Charge:</u>	£611.94 per quarter
<u>Redecoration Fund:</u>	£12.50 per quarter
<u>Building Insurance:</u>	£85 per annum

Viewing: *By appointment with the Agents Goldsborough Estates Freephone 0800 731 6287. The office is open 9.00am to 5.30pm Monday to Friday.*

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N.B The gas and electrical appliances located throughout the property have not been tested by Goldsborough Estates. Prospective purchasers are strongly advised to check that all items included in the sale are in good working order.