



Chalklands, Linton, Cambridge, Cambridgeshire
CB21 4JH

Pocock + Shaw

40 Chalklands
Linton
Cambridge
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A 75% shared equity retirement bungalow situated in a cul-de-sac in a large well served village 10 miles south of Cambridge.

- Quiet cul de sac location
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Off peak electric heating
- Double glazing
- Enclosed rear garden
- Well served village
- Occupiers need to be at least 60 years of age.

Price: £165,000 for a 75% share



Linton is a popular and thriving village situated about 11 miles south east of Cambridge. It has a particularly attractive High Street with many interesting period properties and there is a wide range of local amenities including shops, doctors surgery, post office and inns.

Chalklands is a cul-de-sac situated off Back Lane close to its junction with Coles Lane. Fronting onto a traffic free grassed area at the end of the cul-de-sac, this end terrace retirement bungalow is one of a group in a sheltered scheme built around 1960 for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age.

It is being sold on the basis of a new 75% shared equity lease to provide an opportunity for retired people to buy their own home at an affordable price level. The Council retains a 25% share but no rent is charged for this. The bungalow is of traditional brick cavity construction and has uPVC double glazing and off peak electric heating. A new kitchen has recently been installed.

There is a small community centre within the scheme for use by the residents.

Entrance Porch

Lobby Hall with sealed unit double glazed entrance door, coat hooks and door to

Living Room 13'5" x 11'7" (4.08 m x 3.52 m) with electric night storage heater, electric panel heater, TV aerial point and door to

Rear Hall with electric panel heater and door to rear porch.

Kitchen 8'7" x 6'8" (2.61 m x 2.04 m) with new units comprising work surfaces, inset sink unit, cupboards and drawer unit, double wall cupboard, splashbacks, electric cooker point, extractor fan, fire alarm sensor, wall mounted convector heater, vinyl flooring and cupboard with hot water cylinder with 2 immersion heaters.

Double bedroom 11'11" x 9'3" (3.63 m x 2.83 m) with electric night storage heater and built in wardrobe cupboard.

Bathroom with bath with mixer tap/shower attachment and shower screen, hand basin, full height tiling above bath & basin, wc, electric heated tubular radiator/towel rail and vinyl flooring.

OUTSIDE

Front Small area of flowers and shrubs beyond which is a large communal grassed area with trees, paths and bench

Enclosed rear garden 28'3" x 25'7" (8.60 m x 7.80 m)

Rear porch with store cupboard.

Lawn, shrubs, paving, timber garden shed and rear gate.

Services Mains electricity, water & drainage connected.

Tenure The property is leasehold and is being sold on the basis of a new 75% shared equity lease for 125 years at an annual ground rent of £26. Buildings insurance is £6.95 per quarter. The service charge which covers the upkeep of the common areas, shared facilities etc, is currently £233.90 per quarter.

Council Tax Band B.

South Cambridgeshire District Council.
Annual cost for 2023/24: £1,716.34 * - before any exemptions or discounts are applied*.

*Source:

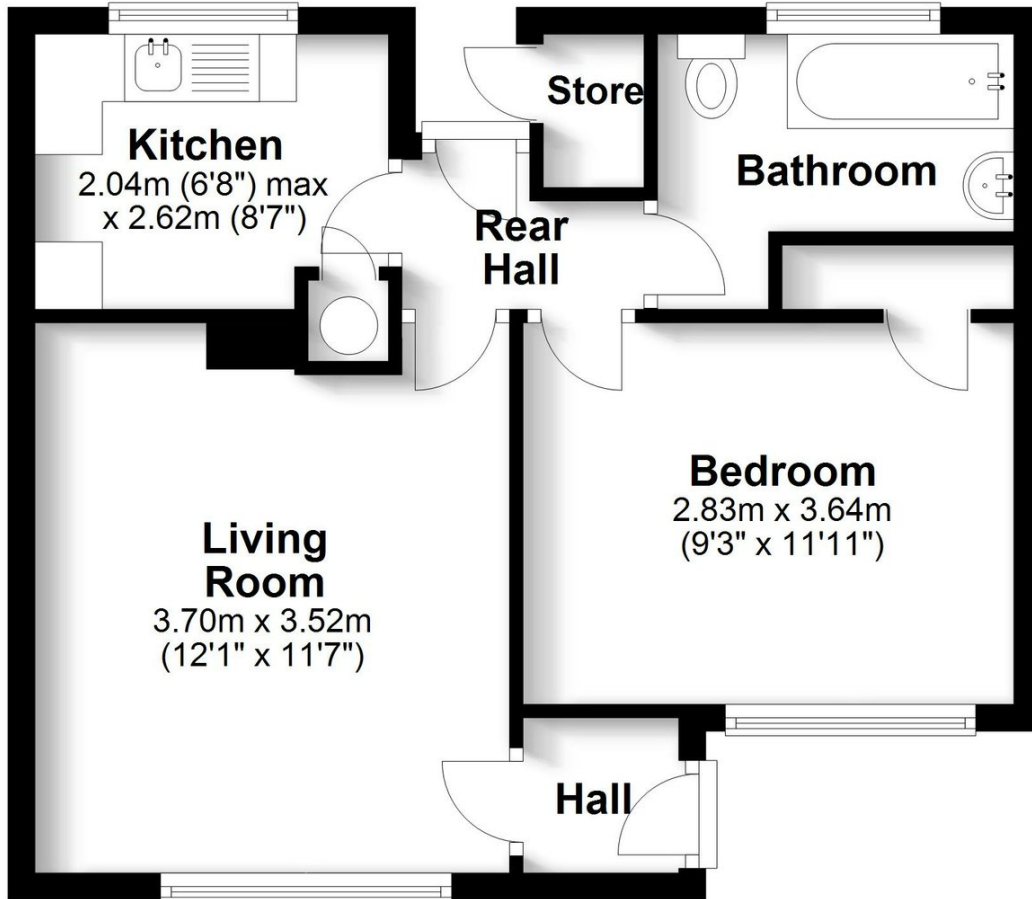
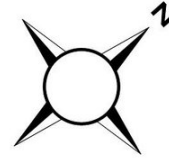
<https://www.scambs.gov.uk/media/22718/parish-council-leaflet-202324.xlsx>

Viewing By arrangement with Pocock & Shaw



Floor Plan

Approx. 41.0 sq. metres (441.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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