



Acacia Court, Chaston Road, Great Shelford, Cambridge  
CB22 5AP

**Pocock + Shaw**

56 Acacia Court,  
Chaston Road  
Great Shelford  
Cambridge  
Cambridgeshire  
CB22 5AP

A spacious one bedroom first floor flat in this purpose built sheltered development in the highly sought after village, south of Cambridge. Age restricted for the over 60's and sold on a 75% shared ownership basis with SCDC.

- Entrance hall with store room
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Communal gardens
- No upward chain

Shared Ownership £112,500



A sought after village location to the south of Cambridge, with the mainline railway station just a short walk away. The village offers a range of shops and amenities with several small shops.

The flat is on the first floor, and is sold on a 75% shared basis, for the over 60's.

### Communal first floor landing

#### Entrance door to:

**Entrance hall** Single store cupboard, door to:

**Store room** 6'8" x 4'11" (2.03 m x 1.49 m) Pendant light point.

**Sitting room** 14'11" x 10'8" (4.55 m x 3.25 m) Window to the rear, wall mounted electric storage heater.

**Kitchen** 9'0" x 7'0" (2.74 m x 2.13 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit and base unit. Continuation of work surface with further space units, space for electric cooker. Part ceramic tiled splashback, wall cupboards, window to the front.

**Bedroom** 10'0" x 10'4" (3.05 m x 3.15 m) Window to the rear, wall mounted electric storage heater.

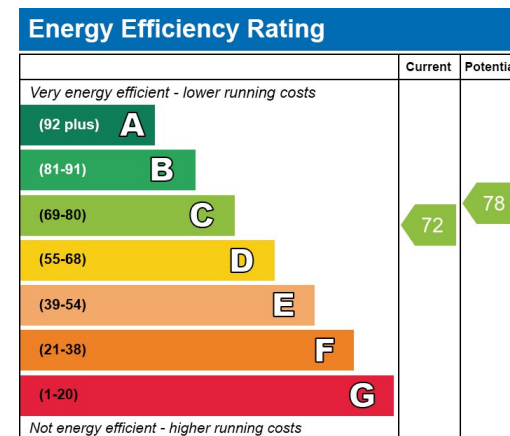
**Shower room** Fitted suite with wash basin, close coupled WC and double shower. Window to the front, heated radiator / towel rail.

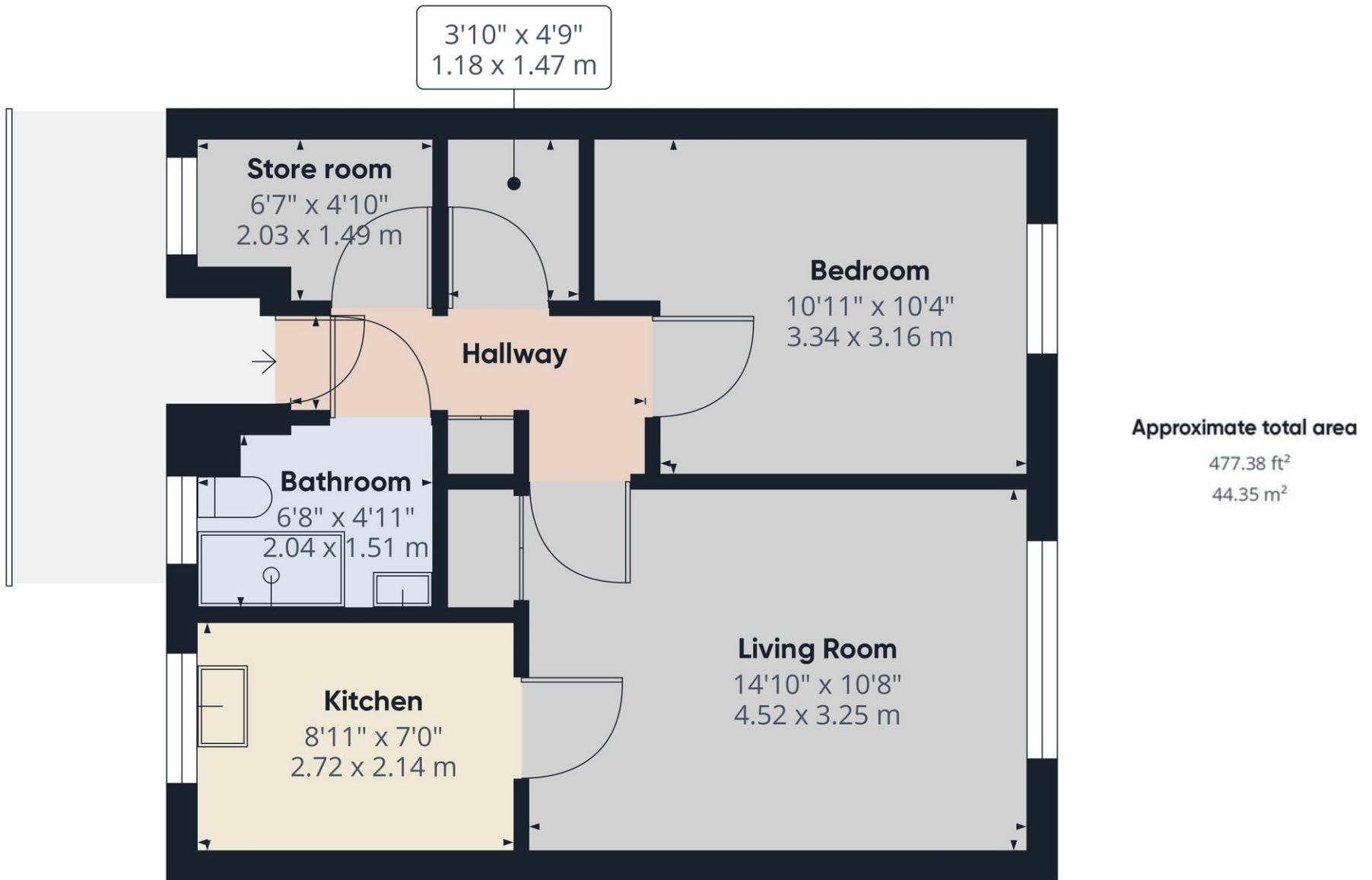
**Outside** The flat is set with communal gardens and central courtyard area.

**Tenure** Leasehold for a 75% share.  
Service charge £281.12 per quarter.  
Buildings insurance £6.74 per quarter.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





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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