

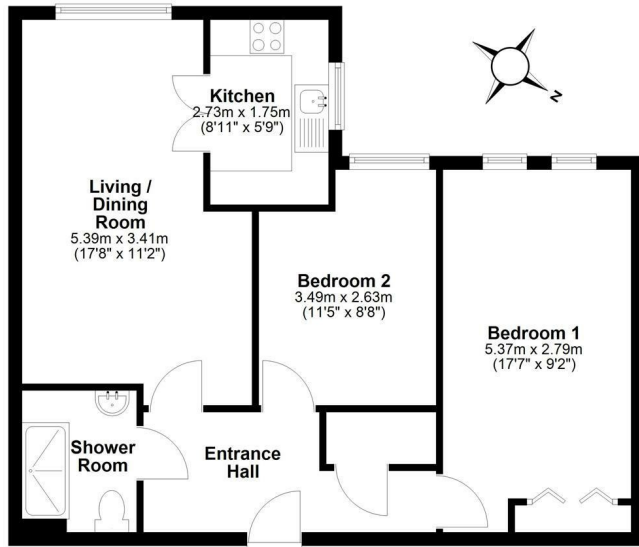


14 Union Lane, Cambridge, CB4 1GX  
Guide price £140,000



### Floor Plan

Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- No onward chain
- EPC Rated B
- Over 60's development
- Private parking

Alder Court is a highly popular retirement complex for over 60's which was constructed in 2001.

This first floor two bedroom flat is accessed via either the communal stairwell or lift. The entrance hall leads to the large living dining room which has a large window allowing lots of natural light. The kitchen has a gas hob, extractor, oven and space for fridge and washing machine, there is also plenty of worktop space and cupboards offering ample storage. The bathroom comprises of WC, shower cubical and basin with vanity unit. There are two good sized double bedrooms, one has inbuilt mirrored wardrobes.

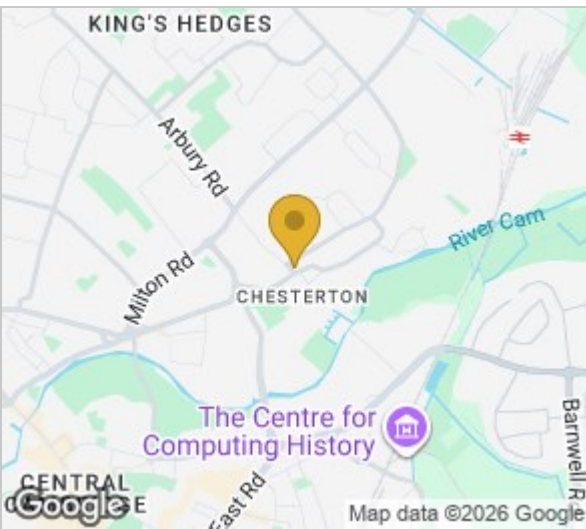
There are electric radiators throughout as well as an electric fireplace in the living room.

The property benefits from a parking space in the private car park and use of the well maintained shared gardens.

The 125 year lease commenced in 2001, the annual ground rent is £924.26 and the annual service charge is £4,965.98.

Alder Court is conveniently situated in the heart of Chesterton with easy access to public transport links to the city center.

///backs.along.entry



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.