

24 Alder Court

Union Lane, Cambridge, Cambridgeshire, CB4 1GX



PRICE: OIRO £125,000

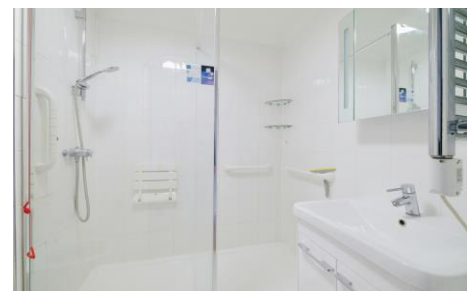
**Lease: 125 year lease from
2001**

Property Description:

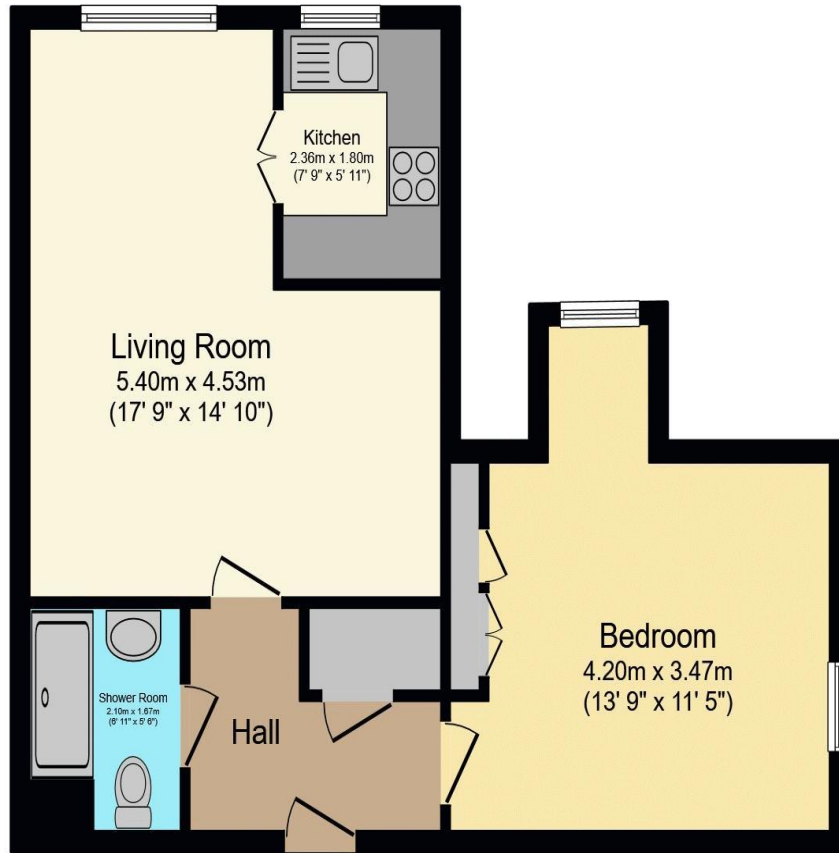
ONE BEDROOM ON THE SECOND FLOOR OF THIS RETIREMENT DEVELOPMENT Alder Court is conveniently situated across the road from Post Office and hairdressers, bus stop is outside which provides easy bus access to shops and doctors. Alder Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 26 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Apello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge with kitchen
Development Manager. Communal Laundry
24 hour emergency Apello system
Minimum Age 60
C C T V at communal entrance doors and
gate

Guest Suite with en suite shower room
Lift to all floors & Electric Gate to
Development Car Park
Communal garden with summer house
Lease: 125 year lease from 2001



**For more details or to make an appointment to view, please contact
Charlotte Harvey**



Total floor area 50.8 sq.m. (547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£350.00

Ground Rent Period Review:

2025

Annual Service Charge:

£3055.76

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.