

St. Vincents Close, Girton
CB3 0PD

Pocock + Shaw

124 St. Vincents Close
Girton
Cambridge
Cambridgeshire
CB3 0PD

A one bedroom mid terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Set in a residential position with a good sized rear garden and ample parking to the front. No upward chain.

- For the over 60's
- 75% shared ownership
- Good sized rear garden
- Porch
- L shaped lounge diner
- Fitted kitchen
- Double bedroom
- Shower room
- Gas radiator heating system

## Shared Ownership £170,000









Located in a residential road, in the highly sought after village of Girton just north of the City, the bungalow is within close proximity to bus stops which take to the centre of Cambridge, walking distance to a Co-op shop, GP surgery and other local amenities. This good sized mid terraced one bedroom bungalow for the over 60's with a good sized and enclosed rear garden, well fitted kitchen, sitting room with dining area, double bedroom and shower room. Sold on a 75% shared ownership basis.

**Entrance porch**

**Glazed entrance door**

**Lobby** Internal door to:

**L shaped lounge dining room** 22'6" x 12'8" (6.86 m x 3.86 m) Picture window to the front, window and door to the rear garden, two radiators.

**Kitchen** 9'9" x 8'11" (2.97 m x 2.72 m) Window and door to the rear garden. Fitted units with work surface, inset stainless steel sink unit, adjacent work surface with stainless steel four burner hob and single eye level oven. Radiator and tiled floor

**Inner hall** Two walk in storage cupboards and single shelved cupboard

**Bedroom** 10'10" x 10'6" (3.30 m x 3.20 m) Window to the front, radiator.

**Shower room** Refitted white suite with counter set wash basin and enclosed cistern WC, corner shower cubicle, ceramic tiling to the walls, heated towel rail radiator. Window to the rear.

**Outside** To the front there is an open plan lawned area, pedestrian gated side access to a 45' rear garden, enclosed with timber fencing, lawn, shed/store

**Tenure** The property is Leasehold. 125 years from 7 April 2014.

The maximum amount that can be purchased on the scheme is 75% with the Council retaining a 25% share.

There is no rent payable on the remaining 25%. However, the leaseholder does pay a variable quarterly service charge to the Council.

The Service Charge for 2026/27
Service charge £339.47 per quarter
Buildings Insurance £17.10 per quarter
Ground Rent £6.50 per quarter
Total £363.07 per quarter

**Services** All mains services are connected

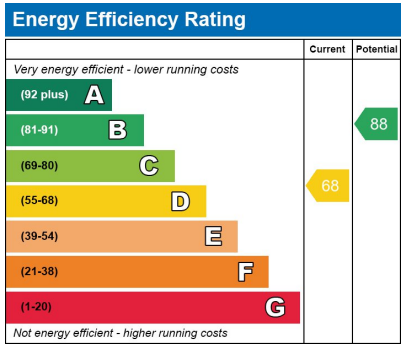
**Council Tax** Band B

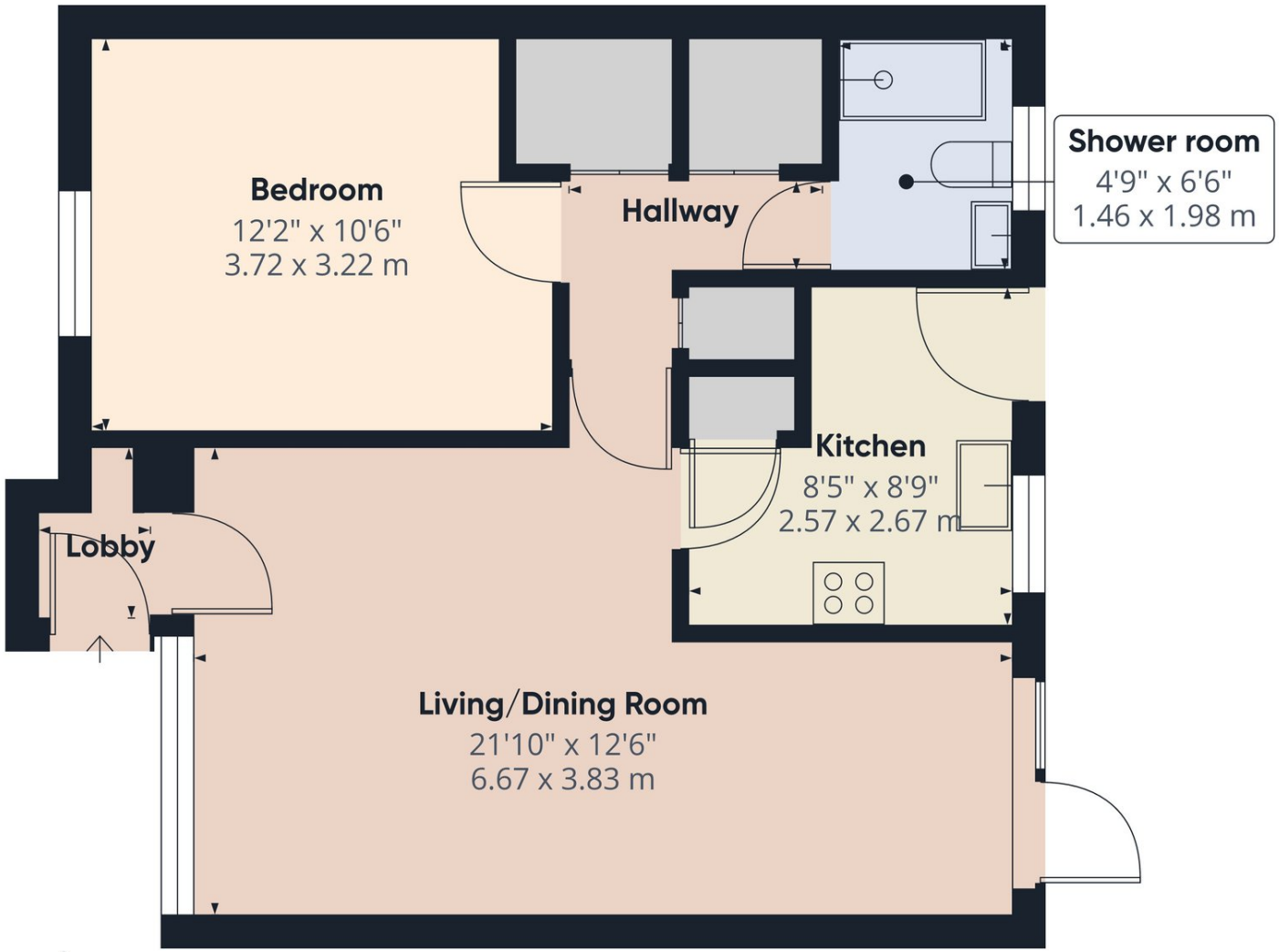
**Viewing** By Arrangement with Pocock + Shaw















**Approximate total area**

532 ft²

49.4 m²







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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