



Churchfield Court, Girton, CB3 0XA



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Residential sales, lettings & management

24 Churchfield Court  
Girton  
Cambridge  
CB3 0XA

An elegant apartment in a prestigious purpose-built retirement development.

- A stylish two bedroom apartment
- Spacious accommodation with views over residents' meadow
- Highly sought after village/location
- Residents must be aged over 55
- Ensuite bathroom and cloakroom
- Large semi-open plan living area
- Electric heating
- Garage
- Delightful communal grounds
- Must be viewed to be fully appreciated

Guide Price £515,000



Churchfield Court is an attractive, high quality development for the over 55's, enjoying an excellent location on the edge of this convenient and sought after village. Formerly a farm, the properties are built around two landscaped courtyards with a feature archway leading to the development's own meadowland and open countryside with excellent walks.

A guest suite can be hired for visiting family or friends for a total of 5 nights. There is also a laundry room with washing machines / tumble dryers. Churchfield Court also runs a courtesy bus on a weekly basis to various supermarkets.

Girton is a highly sought after village on the periphery of the city and just a few miles away from the west university site and about 2.5 miles from the city centre. There are excellent dedicated cycle routes and a regular Citi 6 bus which stops just outside the development.

The well-served village also has two pubs, a grocery store, tennis club and golf course.

24 Churchfield Court enjoys a particularly good location within the development with superb open views over the residents' extensive meadow to the rear. The property is offered in excellent decorative order, having undergone comprehensive refurbishment under the direction of professional French interior designers. The end result of these works has produced a very elegant apartment, finished to a very high standard throughout.

**COMMUNAL ENTRANCE** with stairs and stairlift to first floor, door to rear leading to the apartment's own garden area. Useful storage cupboard on first floor. Private front door to:

**SPACIOUS RECEPTION HALLWAY** with coving, fabric rope detailing and fabric to walls (this continues throughout the apartment in the principal rooms), electric storage heater, double doors to airing cupboard with Elson Coral hot water tank and slatted wood shelving, fuse boxes and lighting, further double doors to built in wardrobe cupboard with clothes hanging rail, shelving and dressing mirror, loft access hatch, video entrance phone, further built in cupboard with shelving, doors to semi open plan:-

**SITTING/DINING/SUN ROOM** 34' 2" approx x 13' 2" (10.41m x 4.01m) Large, semi open -plan space comprising:-

**SITTING ROOM** 16' 1" x 13' 2" (4.9m x 4.01m) with coving, electric storage heater, wall light fittings, opening onto a dining area (see later) and onto

**DINING AREA** 9' 11" x 9' 4" (3.02m x 2.84m) with window to front, wrought iron decorative panels, storage heater, coving.

**SUN ROOM** 9' 7" x 7' 2" (2.92m x 2.18m) sunny room with bay, lovely views to meadow land to the rear, wall mounted Dimplex electric heater.

**KITCHEN** 9' 6" x 8' 4" (2.9m x 2.54m) with window to rear, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, inset circular sink unit with mixer tap, Bosch electric hob with extractor hood and lighting over, eye level Bosch electric oven with microwave oven over, integrated fridge/freezer, cupboard with pull out metal shelving, built in open shelving, integrated Miele washer/dryer, integrated Bosch slim line dishwasher.

**BEDROOM** 1 14' 2" (16'2 to back of wardrobes) x 10' 5" (4.32m x 3.18m) large bedroom with glorious views to meadowland beyond, two sets of double doors opening onto deep built in wardrobe with shelving and clothes hanging rail, wall light points, doors to

**ENSUITE BATHROOM** with window to rear with views to garden and grassed area beyond, panelled bath with tiled surround, all walls tiled to 3/4 height, built in cupboards to one wall with under unit lighting, inset sink unit, shelving, mirror with downlighters, bidet, wc, electric storage heater, extractor fan.

**BEDROOM 2** 10' 5" x 8' 10" (10'9 to rear of wardrobes) (3.18m x 2.69m) with window to front, coving, two sets of double doors to deep built in wardrobe cupboard to one wall with clothes hanging rail and shelving, dressing mirrors to rear of doors and adjacent shelved cupboard, wall mounted electric radiator, double doors to further built in wardrobe cupboard with clothes hanging/shelf.



**CLOAKROOM** originally designed as a shower room (the room is spacious enough to re-convert as a shower room if desired). Window to front, fully tiled walls, wc, shaver point, wash handbasin, inset mirror and lighting over, built in shelved cupboard, extractor fan.

**OUTSIDE** The apartment has its own sunny patio area to the ground floor - accessed via the communal entrance hallway. The property also benefits from a generous single garage with lighting and electronically operated door.

The delightful communal grounds are well maintained with seating areas, a water feature/pond stocked with fish, and a large meadow to the rear exclusively for residents use- including a vegetable growing area.

**SERVICES** Mains water, electricity and drainage.

**TENURE** The property is Leasehold with an unexpired term of 126 years. There is a annual service charge payable which is currently £5840

**COUNCIL TAX** Band F

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102+	A		
81-101	B		
65-80	C		
49-64	D	52	69
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WMAEP04U.COM			

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