



17 The Dale, Longstanton, CB24 3DH



pocock & shaw

Residential sales, lettings & management

17 The Dale
Longstanton
Cambridge
Cambridgeshire
CB24 3DH

A good sized two bedroom bungalow in this end of cul de sac position. With an age restriction for the over 60's, the property has a small enclosed side and rear garden, fitted kitchen and shower wet room.

- Reception hall
- Store room
- Sitting room
- Two bedrooms
- Shower/wet room
- Fitted kitchen
- Side and rear garden
- Gas radiator heating system
- No upward chain
- Shared ownership

Shared Ownership £85,250 (for 35% share)



A spacious two bedroom bungalow ideally located at the end of a residential cul de sac. With an age restriction for the over 60's the property features an enclosed rear garden, two bedrooms, and shower /wet room.

The village of Longstanton is just over seven miles north of Cambridge, with the village of Bar Hill just over two miles away, and offers a large Tesco store and various smaller shops.

Recessed porch Glazed entrance door to:

Reception hall Radiator, access to loft space.

Sitting room 16'0" x 10'3" (4.87 m x 3.13 m) Window to the front, two radiators, serving hatch to kitchen. Mock fire surround.

Kitchen 12'0" x 7'5" (3.65 m x 2.25 m) Fitted range of units with work surface, inset single drainer sink unit, double base unit, space for slot in cooker, range of matching wall mounted cupboards, window to the rear, and glazed door to the rear garden. Radiator.

Store room 4'1" x 3'11" (1.25 m x 1.20 m) Power point and light.

Bedroom one 14'1" x 8'8" (4.29 m x 2.65 m) Window to the front, radiator.

Bedroom two 8'1" x 8'0" (2.47 m x 2.43 m) Window to the rear, radiator.

Shower / wet room White suite with pedestal wash basin, close coupled WC and shower area. Window to the rear, radiator. Single built in cupboard housing gas fired heating boiler.

Outside Front garden area.

Open plan with paved side pathway leading to side and rear garden. Lawned area, brick store shed.

Tenure Leasehold

The leaseholder owns a 35% share of the property. The leaseholder can only own up to 75% therefore there is rental element payable on the remaining 40% share that is available to purchase.

The charges are increasing from 1st April 2023,

Rent payable on 40% share not owned is £51.69 per week.

Service Charge £235.99 per quarter

Ground rent - £26.00 per annum

Buildings Insurance - £8.30 per quarter

Alarm Charge (if required) £39 per quarter

Viewing By prior appointment with Pocock and Shaw

Services All mains services are connected.

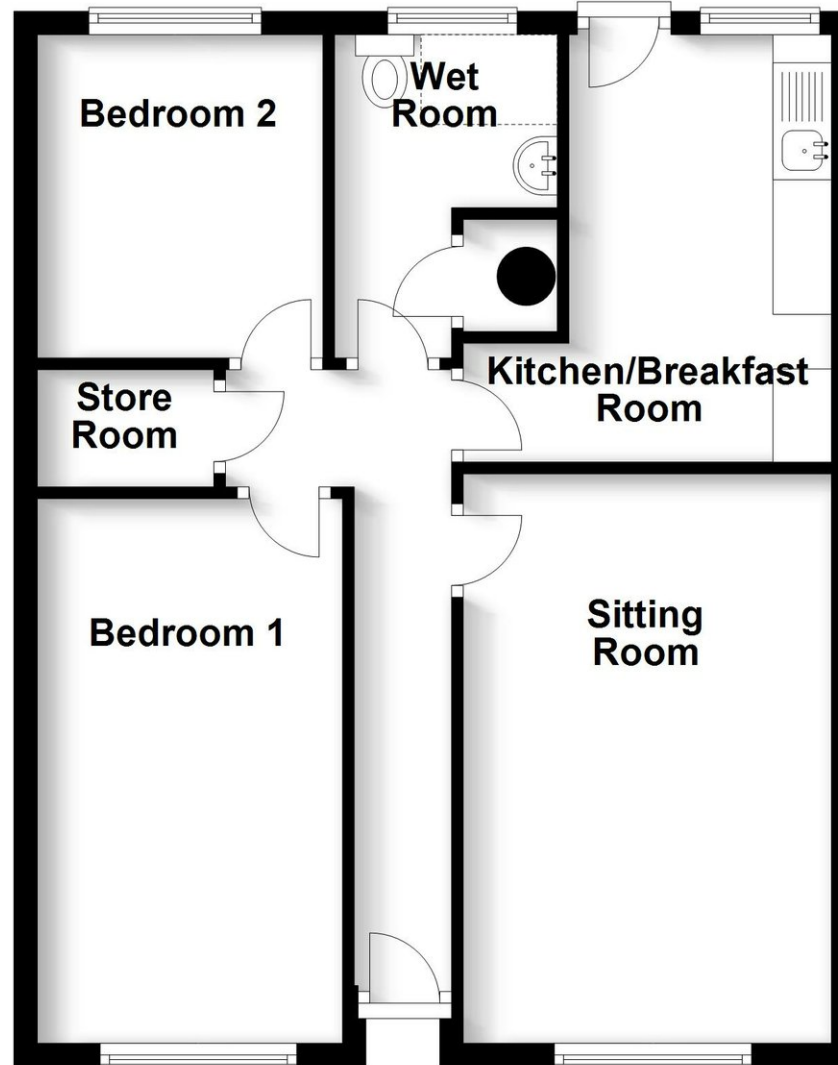
Council Tax Band B

Viewing By Arrangement with Pocock & Shaw



Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



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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