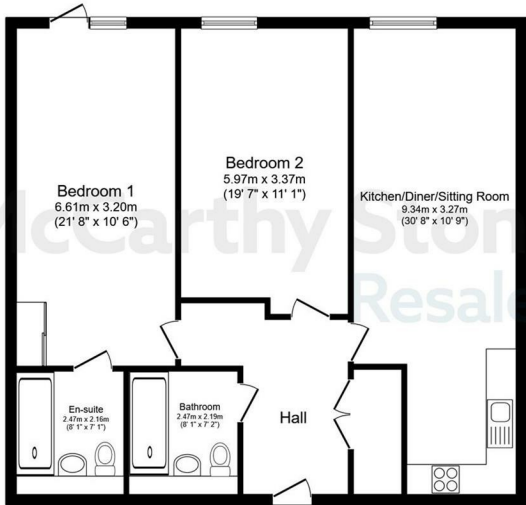
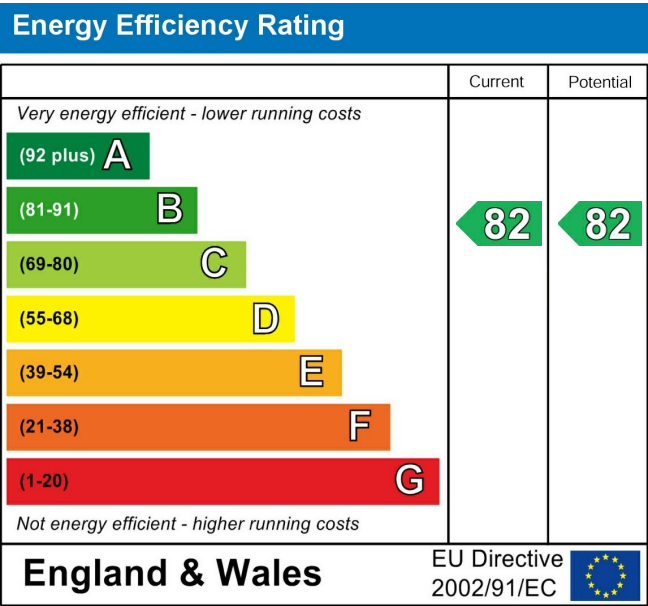




Total floor area 93.8 m² (1,009 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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). Powered by www.focalagent.com



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Registered in England and Wales No. 10716544



46 Uplands Place

High Street, Cambridge, CB23 6LH

2 2 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Uplands Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £355,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager on-site during office hours for peace-of-mind
- Guest Suite for visiting family and friends
- Amazing views from the communal roof terrace
- Modern development with a hotel-style lobby
- One of the biggest Two Bedroom Apartments in development
- Master bedroom with Walk-in Wardrobe & En-suite
- Modern Fitted Kitchen
- Contemporary second shower room
- PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE – PLEASE TALK WITH THE PROPERTY CONSULTANT FOR MORE INFORMATION
- Located in Cambourne Town Centre close to shops and amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

Development Overview

Situated in the centre of the lively town of Cambourne and boasting outstanding contemporary design, this superb Retirement Living development boasts 28 one-bed apartments and 25 two-bed apartments.

All residents have access to both the spectacular roof terrace and the communal south-facing Sky Lounge, from which you can admire wonderful extended views over Cambourne. Uplands Place benefits of both weekly and monthly social programme which our homeowners can take or leave, this includes, yoga classes, wine events and movie nights.

Each apartment has been designed with your new lifestyle in mind. You can be as independent as you like in this safe and secure environment. The camera entry system and 24/7 call system give you peace of mind, and the on-site House Manager is available during office hours should you need anything.

There is a guest suite which allows friends and family to be just as comfortable as you when they come to stay.

Lifts to all floors guarantee accessibility throughout and, with a car park and scooter store, you won't have any problems getting out and about.

Local Area

In a prominent town centre location, our Cambourne development offers a wealth of opportunities on your doorstep, including a parade of retail shops found immediately opposite the development, a pub and restaurants nearby, and you've got a great choice of local cafes. Also within walking distance is a Morrisons supermarket, Cambourne Fitness and Sports Centre and Monkfield Medical Practice.

Addenbrooke's Hospital in Cambridge is only 14 miles away, should you need it.

Entrance Hallway

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there are double doors opening into a walk-in storage/airing cupboard, housing a washing machine. Further doors lead to the living room, both bedrooms and shower room.



Living Room

Wonderfully airy living room, with a large full length window allowing ample natural light to flood in. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of raised height power sockets. The living room is open plan to the kitchen.

Open Plan Kitchen

A modern fitted kitchen with a range of base and wall units, Single sink and drainer unit with mixer tap, integral fridge and freezer, raised level electric oven and a ceramic four ringed hob with extractor hood over. Central ceiling light fitting and under pelmet lighting.

Bedroom One

This spacious double bedroom benefits from a full length window, allowing lots of light into the room. With a central ceiling light, TV and phone point. The room also has a large walk-in wardrobe housing rails and shelving. Door leads to an en-suite shower room.

En-suite Shower Room

Fitted with a modern suite comprising; walk-in shower with glass screen, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Tiled floor and partially tiled walls

Bedroom Two

This second spacious double bedroom, which could alternatively be used as a separate dining room, study or hobby room, benefits from a large window letting in plenty of light. Central ceiling light, TV and phone point.

Shower Room

Fitted with a modern suite comprising; shower cubicle, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord. Tiled floor and partially tiled walls

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal



areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,478.73 for financial year ending 28/02/2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Lease Information

Lease: 999 years from 1st June 2021.
Ground rent: £495 per annum
Ground rent review: 1st June 2036.

Additional Services

- ** Entitlements Service** Check out benefits you may be entitled to.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

Additional Information

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

