



7 ELMS COURT, DRINGS CLOSE,  
OVER, CAMBRIDGE, CB24 5SB

£125,000



**A fantastic ground floor two bedroom retirement apartment with its own private garden situated within a popular complex in this sought after of villages.**



One of the best apartments within the scheme with its own private garden. This two bedroom ground floor flat is located at the back of the complex and has the benefit of windows all round that open outside, central heating, good size living room and a kitchen/diner. Offered with no upward chain this is well worth a look.

**Cambridge**

104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**

19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**

Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**

16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

[hello@tylers.net](mailto:hello@tylers.net) | **TYLERS.NET**



**ENTRANCE HALL**

Emergency pull cord. Storage cupboard. Linen cupboard. Doors to:-

**KITCHEN/DINER**

Comprising of a stainless steel sink unit in front of window to side aspect. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Electric cooker point. Radiator. Emergency pull cord. Telephone point.

**LIVING ROOM**

With double glazed picture window to rear aspect. Glazed door leading out to the garden. Additional double glazed window to side aspect. Radiator. Emergency pull cord. Telephone point. T.V aerial point

**BEDROOM 1**

With double glazed window to rear aspect overlooking the garden. Radiator. Emergency pull cord. Telephone point. T.V aerial point

**BEDROOM 2**

With double glazed window to side aspect. Radiator. Emergency pull cord.

**WET ROOM**

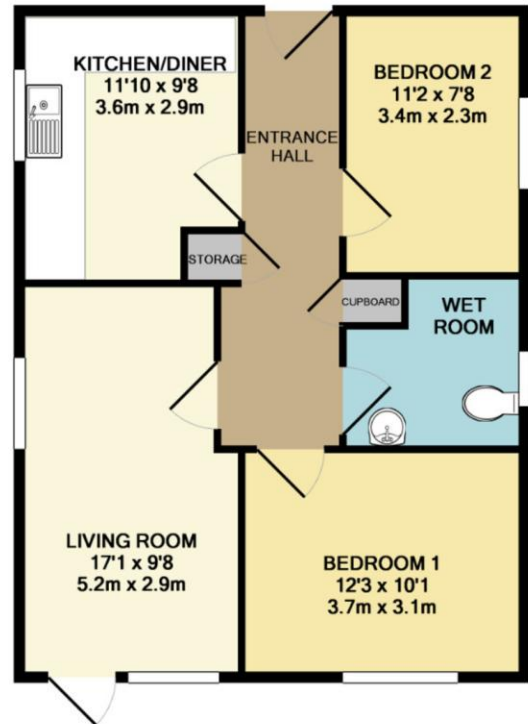
Comprising of a close coupled W.C. Pedestal wash hand basin. Shower. Opaque double glazed window to side aspect. Emergency pull cord.

**OUTSIDE**

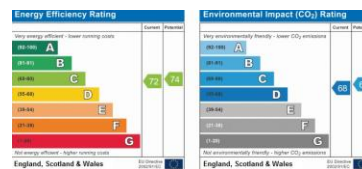
The property has the benefit of its own private garden laid mainly to lawn with flower and shrub borders. Outside tap. Timber shed. Side access either side of the property.

**AGENTS NOTES**

All applicants are required to be a minimum age of 60 years of age and capable of independent living i.e. to be able to manage their own housing. There is a shared heating system with radiators to each property having their own thermostatic radiators. The charge for this is within a quarterly payment. This covers the service charge, buildings insurance, ground rent, heating and water. No further charge is set against the 25% share retained by South Cambridgeshire District Council. For further information please contact the South Cambridgeshire Housing Department. The charges are as follows:- Variable Maintenance is £448.44 per quarter. Heating charge £97.24 per quarter. Water £29.12 per quarter. Alarm charge £39.00 per quarter. Ground rent £26.00 per annum. Building Insurance £5.89 per quarter.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.