



Challis Close, Kingfisher Mews

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

A new, nicely proportioned Shared Ownership
2 bedroom terrace house with off road parking
and a generous, enclosed rear garden set in
this new Kingfisher Mews development off
Mill Lane.

Shared Ownership:
£167,500

Challis Close, Kingfisher
Mews, Sawston, CB22 3HY



7 Challis Close is a brand new terrace house built by Croudace Homes and located on this popular development a short walk to the village centre.

Each of the properties have been finished to a high standard with quality fitted kitchens and bathroom suites, double glazing and energy efficient boiler with dual zone controls. Each are painted white to complete the modern, light and contemporary feel.

The property is nicely proportioned throughout and features on the ground floor an entrance hall, sitting room and a kitchen/dining room with stylish contrasting fitted units, work surfaces and splash backs, tiled flooring. There is a fitted electric oven with a hob and extractor over, free standing fridge/freezer and plumbing and space for a washing machine. Completing the ground floor there is a two piece cloakroom.

The first floor has two double bedrooms and a three piece bathroom with panelled bath, shower and screen over and tiled wall, wc and wash basin.

There is an allocated parking space along with a generous rear garden, enclosed by high level fencing.

The price shown is for a 50% initial share in the property. As well as the mortgage payment, there will be a service charge (TBC) and subsidised rent at 2.75% on the remaining share, which for this property is £383.85pcm.

The lease is 150 years.







72 sqm / 775 sqft

Shared Ownership

Terraced house

2 bed, 1 recep, 1.5 bath

Off road parking

New home

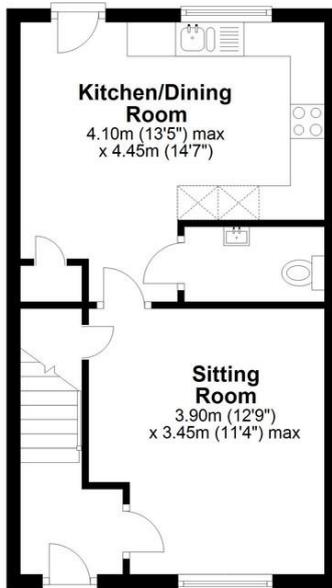
EPC - TBC

Leasehold



Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles).

There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public.

There is very little need to leave the village for day-to-day living.

COOKE
CURTIS
& CO