



Abberley Wood

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A beautifully presented, second floor apartment offered with no onward chain. The property is serviced by a lift and has a balcony and an allocated parking space.

Guide Price:  
£225,000

Abberley Wood, Gt. Shelford,  
CB22 5EZ



Abberley Wood is an attractive, modern development built in 2009. There is a mix of houses and flats and these have been carefully built around mature trees, giving it an established and leafy feel that is absent in many modern developments.

It stands off Granhams Road by the start of the DNA cycleway which provides an easy, traffic-free route straight to Addenbrooke's in less than 2 miles and on to the station and city centre via the guided busway cycle route.

The apartment is on the second floor, overlooking the garden and is immaculately presented. There is a useful cupboard in the hallway, a bright, modern bathroom, double bedroom with fitted wardrobe storage and a dual-aspect, open plan living space which opens to a small private balcony. The living room is bright with space for sitting and dining and the kitchen area is fitted with a range of cabinets and has a built in oven and hob with extractor over and an integrated washing machine, dishwasher and fridge/freezer.

There is gas fired central heating to radiators, double glazing and an allocated parking space plus further visitor spaces and bike sheds.

The mature lawned gardens and other communal areas are well maintained by means of the service charge which is currently £129 per month. The ground rent is £200 per annum.

There are about 114 years of the lease remaining.







45 sqm / 486 sqft

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Communal gardens

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Second floor apartment

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1 bed, 1 bath, 1 recep

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Off road parking

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2000s

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EPC - B / 81

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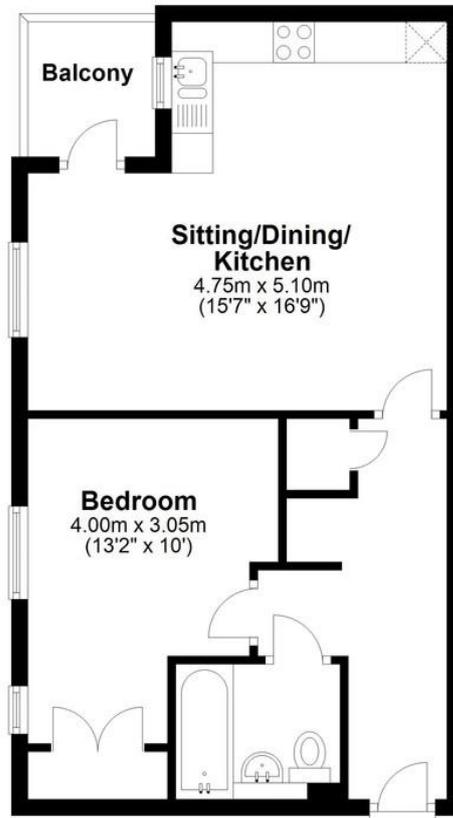
Council tax band - B

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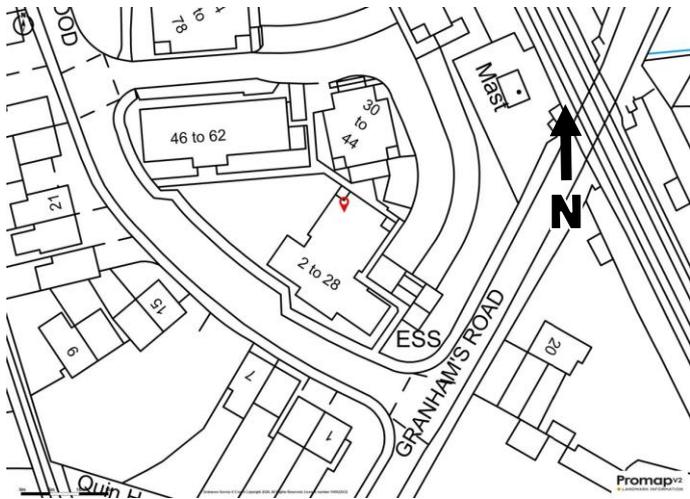


## Second Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 45.2 sq. metres (486.7 sq. feet)



Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free purpose built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

The historic village centre has excellent day-to-day facilities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast festival.

It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

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