



Allens Close, Barton
CB23 7BL

Pocock + Shaw

8 Allens Close
Barton
Cambridge
Cambridgeshire
CB23 7BL

A superbly presented two bedroom semi detached bungalow for the over 60's sold on a 75% shared basis with SCDC. Set in a residential cul de sac position with a good sized rear garden and off road parking. No upward chain.

- Porch and reception hall
- Sitting room
- Two bedrooms
- Kitchen
- Store room
- Refitted shower room
- Electric storage heating
- Enclosed rear garden
- Single off road parking space
- Excellent order throughout

Shared Ownership £239,500



An immaculately presented two bedroom semi detached bungalow, ideally located in the sought after village of Barton, just four miles out of the historic City of Cambridge. The bungalow is sold on a 75% share with South Cambridgeshire Council for the over 60's. With no onward chain. With off road parking to the side and a private enclosed rear garden.

Recessed entrance porch Glazed entrance door to:

Entrance hall Wall mounted electric storage heater. Door to:

Store room 4'10" x 4'0" (1.47 m x 1.22 m) Pendant light point.

Sitting room 16'2" x 10'2" (4.93 m x 3.10 m) Window to the front, wall mounted electric radiator.

Kitchen 12'0" x 6'9" (3.66 m x 2.06 m) Refitted range of units set under a contrasting work surface, inset single single drainer stainless steel sink unit, range of drawer line base units. Single stainless steel oven, stainless steel canopy extractor, part ceramic tiled splashback and matching wall cupboards. Window to the rear, electric storage heater and glazed door to the rear garden. Beech laminate effect flooring.

Bedroom one 12'10" x 8'6" (3.91 m x 2.59 m) Window to the front, wall mounted electric radiator.

Bedroom two 8'10" x 7'11" (2.69 m x 2.41 m) Window to the rear, wall mounted electric radiator.

Shower room Extremely well fitted suite, with vanity wash basin, close coupled WC and double walk in shower. Wall mounted electric radiator, single built in airing cupboard, window to the rear.

Outside There is a small well tended open plan garden to the front with lawn, driveway to the side, shared pedestrian access to the rear. An enclosed well tended rear garden, with hedge and fencing to the boundaries. Patio area. Timber summer house with double doors.

Tenure The property is Leasehold. 125 year lease dated from 7th June 2017.

The maximum amount that can be purchased on the scheme is 75% with the Council retaining a 25% share. There is no rent payable on the remaining 25%. However, the leaseholder does pay a variable quarterly service charge to the Council.

The Service Charge for 2025/26
Service charge £ 226.32 per quarter
Buildings Insurance £ 16.22 per quarter
Ground Rent £ 6.50 per quarter
 Total £ 249.04 per quarter

Council Tax Band C

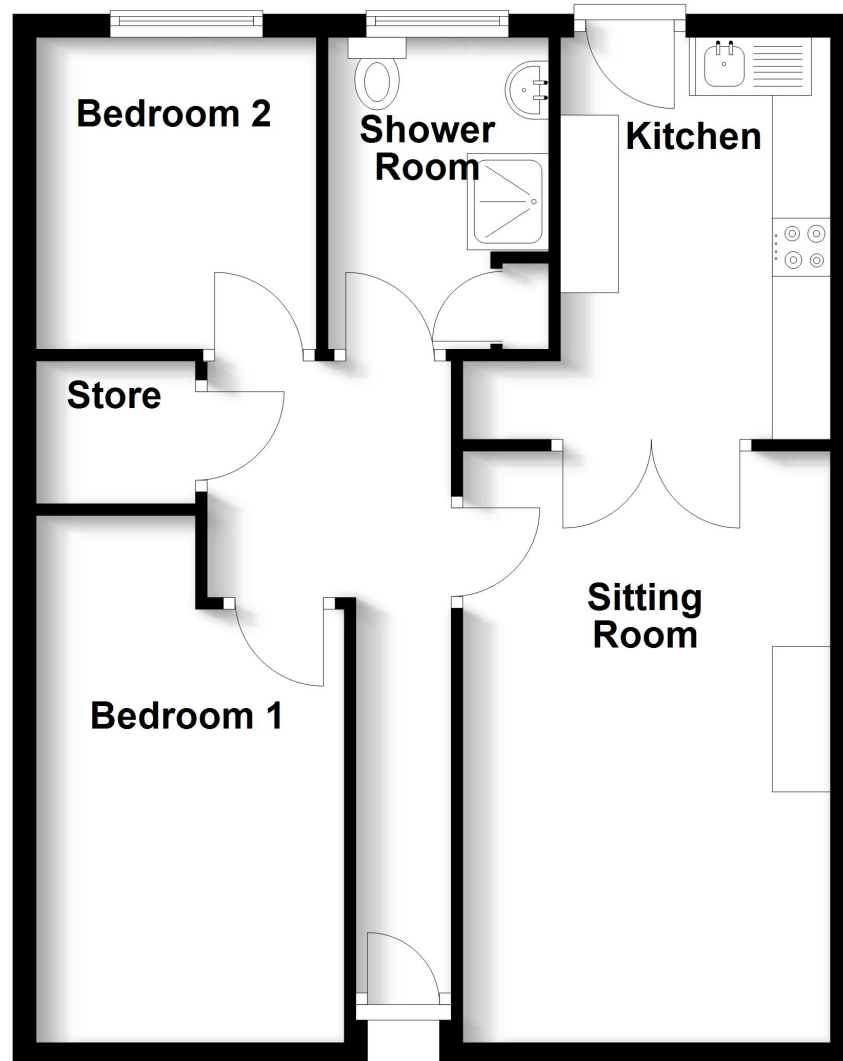
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor

Approx. 58.6 sq. metres (631.2 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