

## 5 Epworth Court

King Street, Cambridge, Cambridgeshire, CB1 1LR



**PRICE: £225,000**

**Lease: 150 years from 1988**

### Property Description:

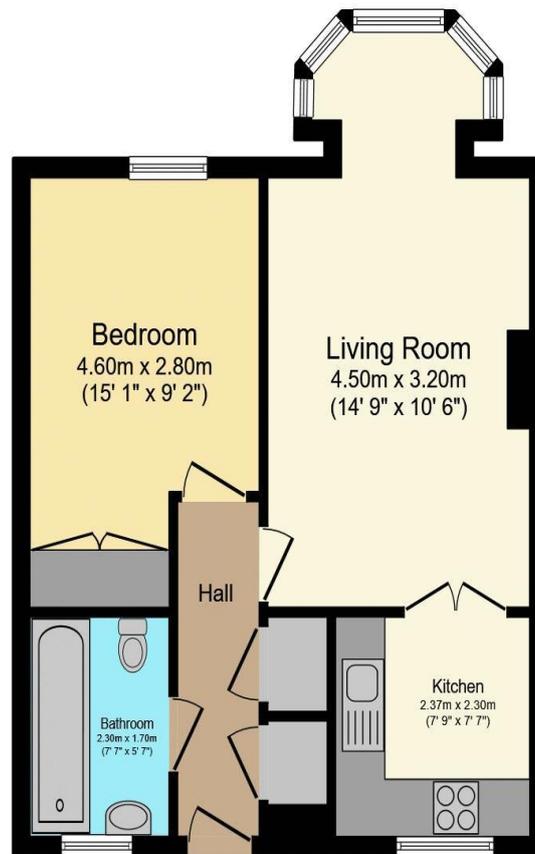
#### **A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH ACCESS TO GARDENS**

Epworth Court is in the centre of Cambridge. Across the road is a parade of local shops including Post office and a bus stop. Supermarket along with the Grafton Shopping centre is a short walk from the development. Fine walks along the river banks around Cambridge, open parks and street cafe's. Constructed by Jaygate Ltd and comprises 30 properties arranged over 3 floors each served by lift. Epworth Court has a central Cambridge location and is adjacent to Christs Pieces. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge and Meeting Room with Library
- Communal Laundry facilities
- 24 hour emergency Appello call system
- Minimum Age 60
- Development Manager
- Hairdressing Salon and Glazed garden room
- Car Parking. Lift to all floors
- Three communal balconies
- Lease: 150 years from 1988



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 44.7 sq.m. (481 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.03.24**

**Annual Ground Rent:**

**£310.45**

**Ground Rent Period Review:**

**2026**

**Annual Service Charge:**

**£4,638.97**

**Council Tax Band:**

**D**

**Event Fees:**

**0% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.