



79 Ash Grove
Burwell
Cambridge,
CB25 0DS

With fabulous views to the front over attractive well stocked communal gardens this well presented, light and airy second floor, two bedroom apartment is situated in the ever popular Ash Grove retirement complex for the over 55's. No onward chain.
EPC: C

Guide Price: £120,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Ash Grove is a development of high-quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient position within this sought-after village. This particular apartment is situated on the second floor of the west side of the building and offers spacious accommodation with an attractive outlook. Ash Grove also provides a number of communal facilities including a residential lounge, quiet room and a laundry. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suites available to hire should you have an occasional overnight family member or guest to stay.

This beautifully presented, recently redecorated two bedroom apartment benefits from new carpets and a lovely fitted kitchen with many modern appliances. Further benefitting from warden control alert assistance throughout the property, double glazing and night storage heating. In detail, the accommodation includes: -

Entrance Hall

With an entrance door, large storage cupboard, airing cupboard housing the hot water tank with useful shelving, an electric storage heater, emergency pull cord.

Sitting Room 5.47m (17'11") x 4.04m (13'3")

With a window to the front aspect, a window to the side aspect, a feature fireplace, emergency pull cord, storage heater.



Kitchen 3.14m (10'4") x 1.79m (5'10")

Fitted with a matching range of base and eye level units with worktop space over plus underlighting and drawers. A sink with single drainer and mixer tap, built-in fitted integrated fridge, freezer and slimline dishwasher, electric, built-in eye level electric oven & microwave, built-in ceramic four ring hob with extractor hood over, a window to the side aspect.

Bedroom 1 4.38m (14'4") x 2.89m (9'6")

With a window to the rear aspect, built in wardrobe with sliding mirror doors, electric storage heater, emergency pull cord.



Bedroom 2 3.04m (10') x 2.09m (6'10")

With a window to the rear aspect, electric storage heater, emergency pull cord.

Bathroom

Fitted with a matching three piece suite comprising a bath with shower over, pedestal wash hand basin, low level WC, fully tiled surround, heated towel rail, electric fan heater and extractor fan.



Outside

There are attractive communal gardens surrounding the complex and parking areas with visitor parking.

Tenure The property is leasehold and is held on a 99-year lease from 1991. There is an annual maintenance charge of £2582.77 for the period covering July '20 to June '21 which includes the on-call warden, water rates, building insurance, communal maintenance and lighting, gardening etc. There is a ground rent charge of £107.65 per half annum.

Services

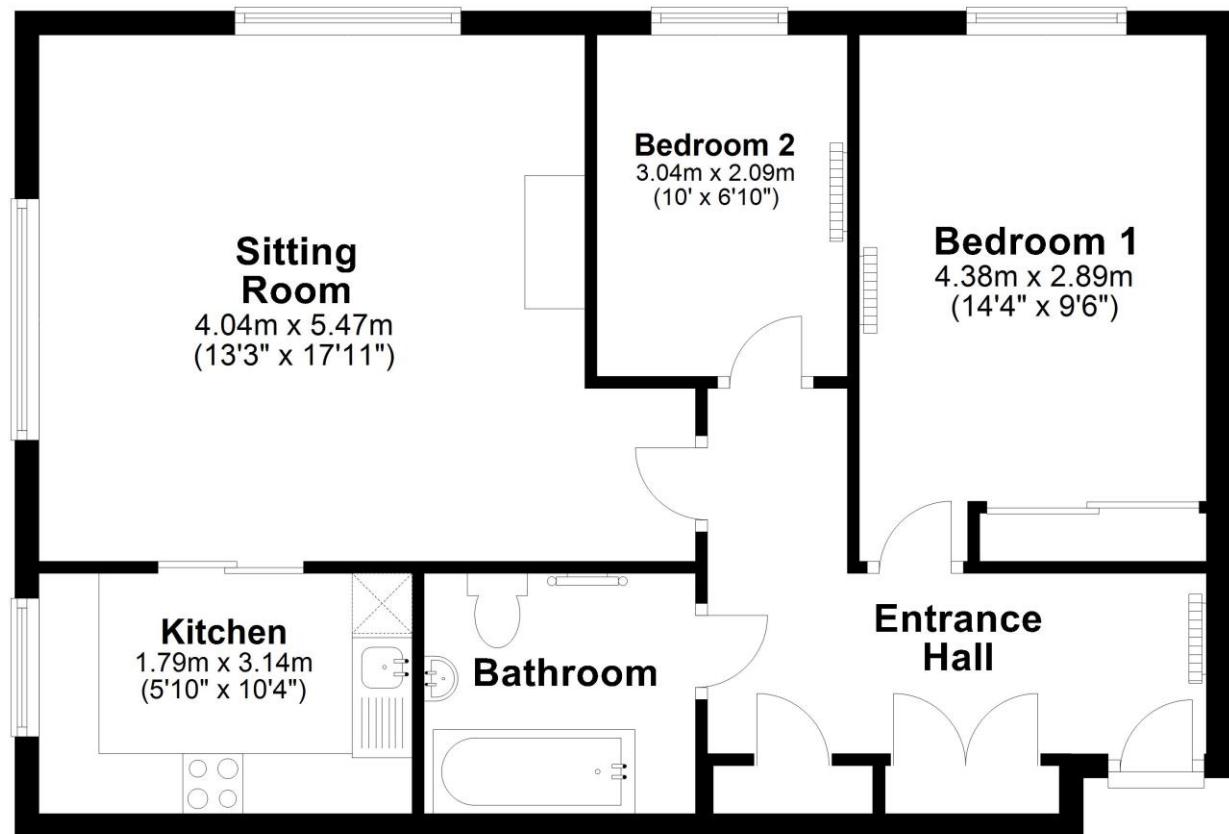
Mains water, gas, drainage and electricity are connected.

Council Tax Band: B East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



pocock & shaw

Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@pocock.co.uk www.pocock.co.uk

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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