



72 sqm / 775 sqft

Parking space

Leasehold

2012

First floor apartment

EPC - B / 84

2 bed, 2 recep, 2 bath

Council Tax Band - D

Wellbrook Way

A first floor retirement apartment in a luxury over 55s complex with superb facilities including a swimming pool, spa, restaurant and cinema. Set at the western edge of the city.



Guide Price
£175,000



Abbeyfield is for those over 55 years old and is a private, secure, self-contained community that probably has more in common with a luxury hotel or cruise ship than a standard apartment building.

The list of facilities and services carefully tailored to the residents is vast and includes:

- / Swimming pool, sauna, steam room, gym, beautician and hairdresser.
- / Cinema.
- / Restaurant (open 7 days a week).
- / Beautifully tended gardens with outdoor seating areas.
- / 24 hour staffing including an emergency call system from the apartment.
- / Allocated parking for residents and also visitors.
- / A regular minibus to supermarkets and the city centre.
- / Various clubs and groups.

The apartment opens into a welcoming entrance hall with two large cupboards providing excellent storage. The lounge / diner is wonderfully light due to a dual aspect, one being onto a balcony, which can be accessed by bedroom two also. The kitchen is fitted with a range of base and wall mounted units; integrated appliances include a fridge/freezer, washing machine, dishwasher oven and electric hob with extractor over.

Along the internal hall are two double bedrooms with built in cupboards. Bedroom one benefits from a Juliet balcony and a large ensuite shower/wet

room including toilet and hand-held bidet.

Bedroom two as mentioned has access to the balcony. Bathroom two has been fitted with a modern three-piece white suite with a shower over the bath, inset spotlights and a heated towel rail and bidet.

There is central heating with radiators and a fresh air ventilation system, paid for within the service charge and the property has its own allocated parking space.

The luxury facilities at Girton Green make it equally suitable for young retirees and more mature people who are looking for completely independent living, high-quality, safe accommodation and ease of ownership. This Abbeyfield development also has additional care facilities that can be added for those who require it and numerous clubs and social occasions.

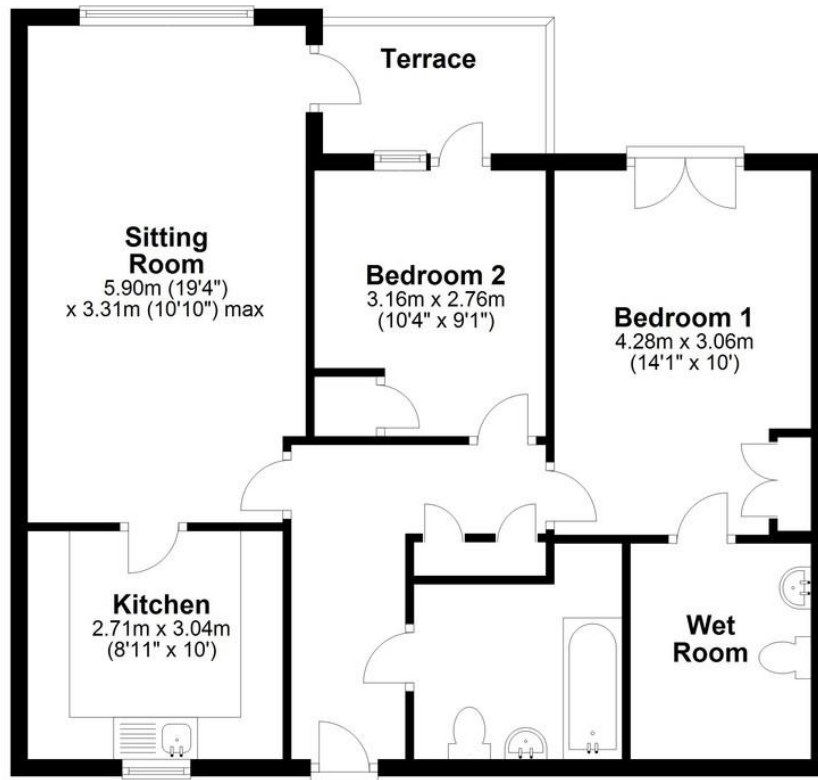
The apartment is leasehold with around 118 years of the lease remaining. The service charge is currently £735 per month, which includes all heating and hot water costs plus one hour of cleaning per week.

The apartment has recently been fitted with laminate flooring throughout, with no thresholds between rooms while the windows have curtains and/or fitted with Venetian or vertical blinds.



Ground Floor

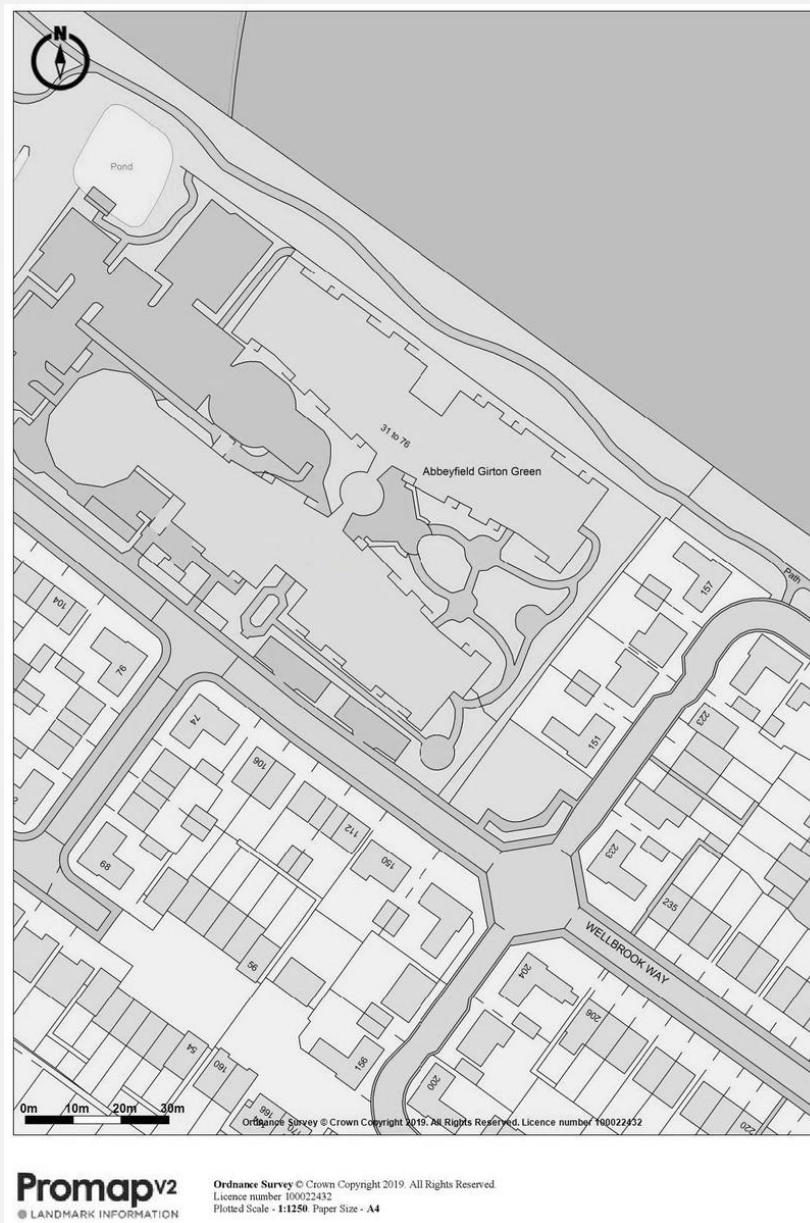
Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

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

Total area:
Approx. 72 sqm
(775 sqft)



Girton offers a fantastic balance between living within the city limits and enjoying the traditional charm and facilities of Girton village. It is within 2 miles of the west University site and 2.5 miles from the very centre of the city with excellent dedicated cycle routes and a regular Citi 6 bus service.

There is a newly opened Sainsburys supermarket at Eddington - the new north-west Cambridge development and a small Co-op by Girton College, which is open 7 days a week until late. The middle of Girton village is about a mile away and there are a number of pubs and restaurants including The George and The Old Crown. In addition, there is a Beefeater restaurant and the Felix hotel on Huntingdon Road, within easy reach of Girton Green.

There is also a tennis club and golf course in the village.

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