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Residential sales, lettings & management



54 Ash Grove
Burwell
Cambridge, CB25 0DS

With fabulous views to the front over attractive well stocked communal gardens this well presented, light and airy first floor one bedroom apartment is situated in the ever popular Ash Grove retirement complex for the over 55's.

EPC: TBA

Guide Price: £85,000



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, bank, 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 1st floor of the east 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 suits available to hire should you have an occasional overnight family member or guest to stay.

With the benefit of night storage heating system in detail the accommodation includes: -

Entrance Hall

With an entrance door, electric storage heater, double door to storage cupboard housing the hot water tank and shelving.

Lounge/Diner 4.96m (16'3") x 3.15m (10'4")

With a window to the front aspect, feature electric fireplace, electric storage heater, telephone point, TV point, open plan to kitchen.

Kitchen 2.37m (7'9") x 2.10m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with taps, space for a fridge and freezer, plumbing for washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over.

Bedroom 4.46m (14'8") x 2.81m (9'3")

Double glazed window to front aspect, electric storage heater, fitted wardrobe with sliding mirror doors.

Wet Room

Fitted with a three piece suite comprising a large tiled shower enclosure with glass screen door, pedestal wash hand basin, low-level WC and heated towel rail, electric fan heater, extractor fan.

Outside There are communal gardens and parking area with visitors parking.



Tenure The property is leasehold and is held on a 99-year lease from 1988. There is an annual maintenance charge of £2066.20 which covers the on-call warden, water rates, building insurance, communal maintenance and lighting, gardening etc. There is a ground rent charge of £83.90 per half annum.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: B East Cambridgeshire District Council

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



Floor Plan



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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