



Bush & Co.

## 20 Havenfield, Cambridge - Offers In Excess Of £100,000

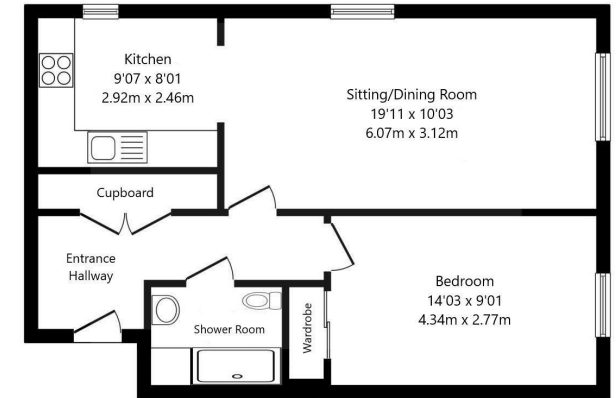
A larger than average one bedroom first floor corner apartment in a popular retirement scheme, conveniently located to the North side of the city with plentiful amenities nearby.

Havenfield is a well regarded complex of retirement properties for those over the age of 60. The development sits within beautifully kept gardens and features a large communal lounge which hosts frequent social events. There is a lift to all floors, ample car parking, laundry room and careline system and nearby facilities include a doctors surgery, supermarket, post office. Both the city centre shopping areas and Cambridge North railway station are located less than two miles away with a regular bus service nearby.

Flat 20 is pleasantly positioned on a corner on the first floor overlooking communal gardens with a guest suite next door, being slightly larger than most in the development with extra windows allowing an abundance of natural light. Accommodation comprises spacious entrance hallway with built in

cupboard, sitting/dining room with dual aspect windows which opens into a fitted kitchen area with a range of wall and base units and window. There is a large double bedroom with built in wardrobes and the shower room has been re-fitted with a large walk in shower. The property has re-fitted double glazed windows and is heated by electric storage and panel heaters.

**TENURE** - Leasehold  
**TERM** - 99 years from 1st October 1985  
**MAINTENANCE CHARGES** - £3,359.14 PA  
**GROUND RENT** - £350 PA  
**POSTCODE** - CB4 2JY  
**COUNCIL TAX** - Band B  
**SERVICES** - All mains services are believed to be connected to the property  
**LOCAL AUTHORITY** - Cambridge City Council  
**FIXTURES & FITTINGS** - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale  
**VIEWINGS** - Strictly through the vendors selling agents 01223 246262



Total Area : 570 sq ft ... 53 sq m

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	77
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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