



HAVENFIELD, ARBURY ROAD,  
CAMBRIDGE, CB4 2JY  
Guide Price £150,000



**A rare opportunity to purchase the only two bedroom ground floor retirement apartment within this popular complex just north of the city close to all local facilities.**



**LOCATION**

Havenfield is located just off Arbury Road, which is located off Milton Road some 1½ miles from the city centre. With a range of local shops, schools and other recreational facilities and access to both the A14 and Cambridge North Railway Station as well as the Science Park, Arbury Road proves to be one of the most convenient locations in the city.

**Cambridge**

104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**

19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**

Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**

16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

hello@tylers.net | **TYLERS.NET**

## DESCRIPTION

Havenfield is a retired warden controlled complex for the over 60's conveniently located just off Arbury Road and has some residence parking available. This apartment is the only two bedroom apartment within the scheme and comprises of the following: - Entrance Hall with built in storage on the left hand side and doors to: - Living Room with sliding patio doors to front aspect and added security with fitted grill. Emergency pull cord. T.V and telephone points. Throughway to: - Kitchen comprising of a stainless steel sink unit. A range of top and base cupboards with roll top work surfaces over. Electric hob. Electric cooker. Space for fridge/freezer.

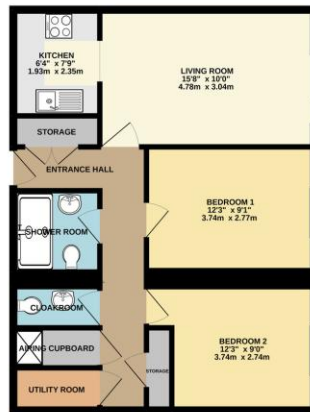
There is a corridor leading to the Two Double bedrooms both with windows to front aspects and have emergency pull cords. Walk-in Utility Cupboard with plumbing for washing machine. Walk-in Airing cupboard. Cloakroom comprising of a close coupled W.C and wash hand basin. Emergency pull cord. Shower Room comprising of a double shower cubicle. Close coupled W.C. Wash hand basin. Emergency pull cord.

Ground rent £272.68 per annum

Service Charge £2597.69 per annum.



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.  
Map not shown (1:500)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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