

**81 Ash Grove, Burwell
Cambridgeshire CB25 0DS
Guide Price £83,000**

MA
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An opportunity to purchase a very well presented TOP FLOOR apartment forming part of an attractive and well regarded complex, ready for occupation by persons of minimum 55 years of age.

Accommodation in brief comprises communal entrance hall, private entrance hall, sitting/dining room, kitchen, generous sized double bedroom with built in wardrobes and shower room. Other benefits include storage heating and double glazing with views from the living room and bedroom windows onto the beautifully kept grounds and gardens.

A distinct advantage of Ash Grove is that it has a range of excellent facilities for residents such as the laundry room, residents lounge and ample parking for visitors. There is also a House Manager.

No onward chain.

Council Tax: B
EPC: B



Accommodation Details

Entrance Hall

With airing cupboard, electric storage heater, emergency pull cord, doors to:

Living Room

16'3 x 10'4 (4.95m x 3.15m)

TV and telephone connection points, storage heater, emergency pull cord, opening through to:

Kitchen

8'0 x 7'8 (2.44m x 2.34m)

Fitted with wall mounted and base storage units worth working top surfaces over, stainless steel sink, built-in eye level electric oven, separate four ring hob with extractor hood above, tiling to splashback areas, space and plumbing for washing machine, space for fridge/freezer.

Bedroom 1

12'9 x 9'4 (3.89m x 2.84m)

Built in wardrobe, TV aerial connection point, telephone extension point, storage heater, emergency pull cord.

Shower Room

7'1 x 5'9 (2.16m x 1.75m)

Suite comprising low level WC, hand wash basin and walk in shower, tiled walls, wall mounted electric heater, emergency pull cord.

Outside

With immaculately maintained communal gardens and grounds, residents and visitors parking.

PROPERTY INFORMATION

Maintenance fee - Ground Rent/Service Charge

EPC - B

Tenure - Leasehold

Council Tax Band – B (East Cambridgeshire)

Property Type - Retirement Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Footage – 47 SQM

Parking – Residents Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources – Storage Heaters (electric)

Telephone Connected - Not connected

Broadband Connected - N/A

Broadband Type – Superfast available. Max download

53Mbps, Max upload 8Mbps

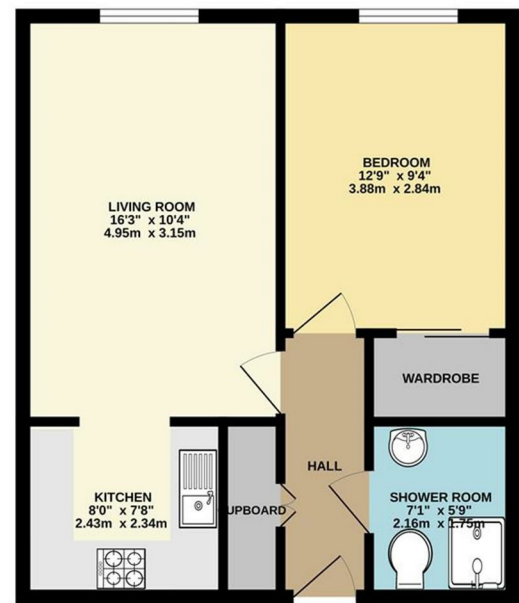
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – not as far as aware

Energy Efficiency Rating		
	Current	Potential
Very 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		
	82	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac C003

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