

**81 Ash Grove, Burwell  
Cambridgeshire CB25 0DS  
Guide Price £78,000**

**MA**  
Morris Armitage  
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An excellent opportunity to purchase a beautifully presented top-floor apartment in a highly regarded, well-maintained complex. This property is available exclusively for individuals aged 55 and over, offering peaceful living in a prime location, ready for immediate occupancy.

The recently repainted and recarpeted apartment is excellent condition throughout. Accommodation includes a generous-sized double bedroom with built-in wardrobes, a bright sitting/dining room, and a well-equipped kitchen. Both the living room and bedroom benefit from double glazing and offer charming views over the beautifully kept communal gardens. The property also features a private entrance hall and a stylish shower room.

A key advantage of this complex is its extensive range of on-site amenities, including a residents' lounge, laundry room, and ample parking for both residents and visitors. The complex also has a House Manager on-site to assist residents.

With no onward chain, this apartment provides a stress-free purchase option in a sought-after location.

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

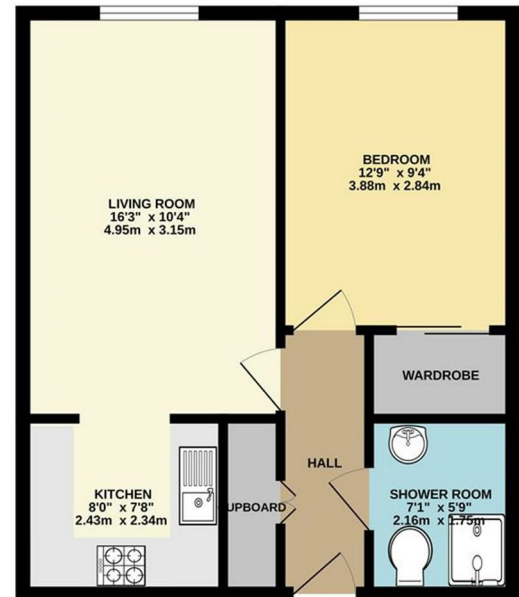
Rights of Way, Easements, Covenants – not as far as aware

Location - What 3 Words - ///mixing.tables.inhales

| 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very 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 |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

GROUND FLOOR



81 ASH GROVE, BURWELL, CAMBRIDGE, CB25 0DS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with letroplan ©2003

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