

**81 Ash Grove, Burwell
Cambridgeshire CB25 0DS
Guide Price £72,000**

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk



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

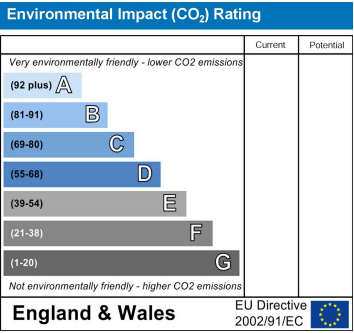
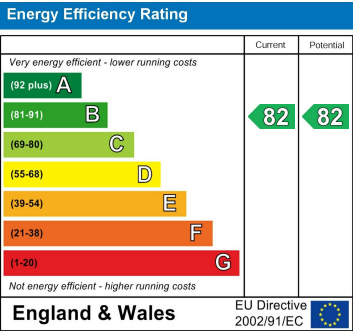
Broadband Connected - N/A

Broadband Type – Superfast available. Max download 53Mbps, Max upload 8Mbps

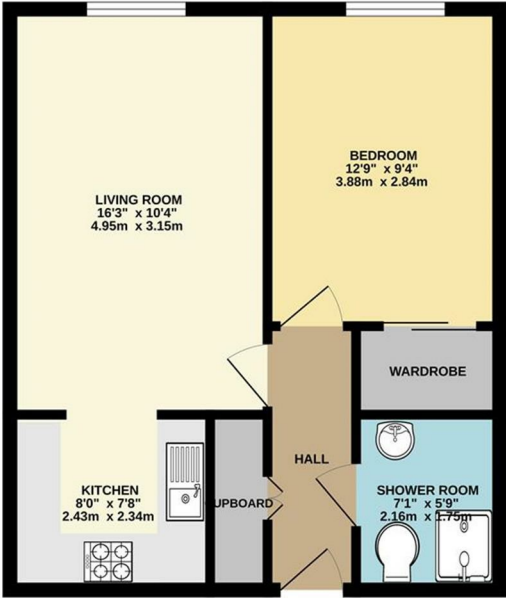
Mobile Signal/Coverage – Good

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

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



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 Metropix i2003

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

