



Ash Grove
Burwell, CB25 0DS
Guide Price £70,000

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

Accommodation comprises a 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.

Offered for sale with the distinct advantage of no onward chain.

Council Tax B (East Cambridgeshire)
EPC C

Accommodation Details:

Front door through to:

Entrance Hall

With airing cupboard housing insulated hot water cylinder, access and door leading through to:

Lounge 16'4" x 10'5" (5.00 x 3.20)

Spacious lounge with TV connection point, storage heater, featured boarded fireplace, window to the rear aspect looking over communal gardens and arch through to the:

Kitchen 7'10" x 7'6" (2.40 x 2.30)

Fitted with both eye and base level storage units and working tops over, tiled splashback areas, stainless steel sink and drainer with mixer tap, electric oven and separate four ring hob with extractor hood above. Space and plumbing for fridge and washing machine.

Bedroom 15'1" x 9'2" (4.60 x 2.80)

Double bedroom with built in wardrobes, storage heater, TV connection point and window to the rear aspect.

Bathroom 7'2" x 5'6" (2.20 x 1.70)

Bathroom suite comprising of low level WC, wash hand basin, shower cubicle with electric shower and tiled walls.

Outside

Well maintained communal gardens and allocated parking.

Agents Notes

Annual Ground Rent:
£166.38

Annual Service Charge:
£2,553.98

PROPERTY INFORMATION

Maintenance fee - see Agents Notes
EPC - C

Tenure - Leasehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Apartment, 1st floor

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 53SQM

Parking – Allocated parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

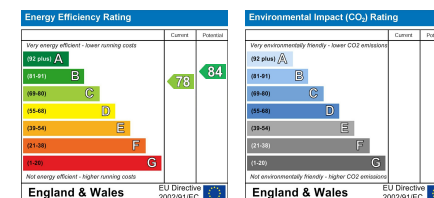
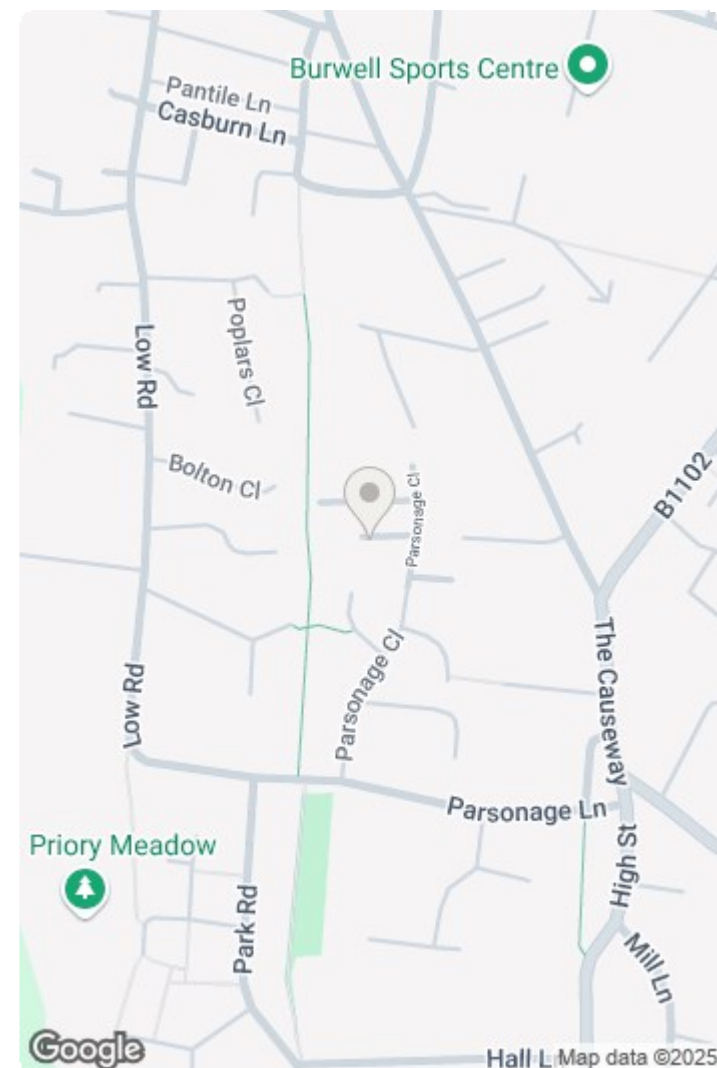
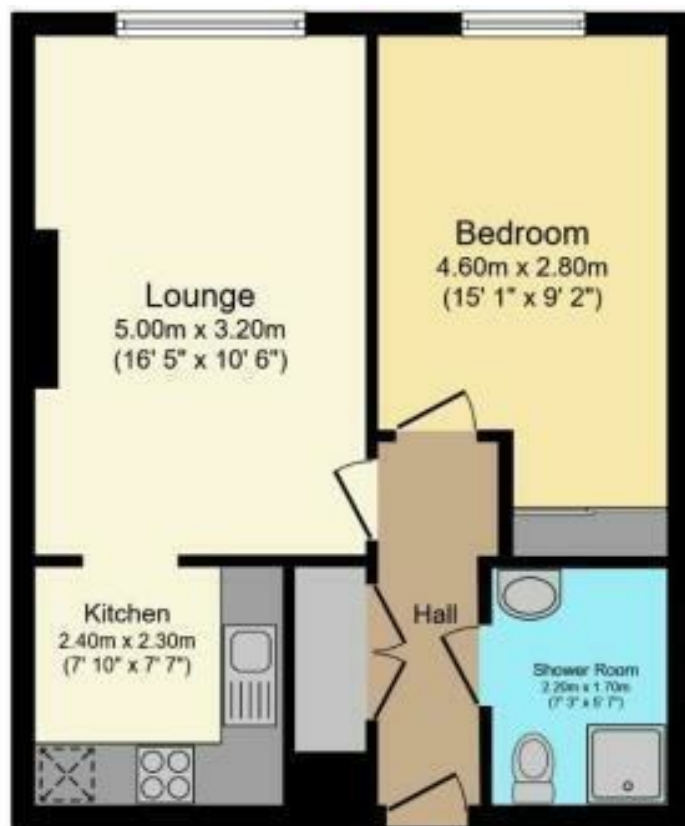
Broadband Connected - No

Broadband Type – Super fast available, Max 51Mbps download, 8Mbps upload

Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words -
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