



51 Ash Grove
Burwell, Cambridgeshire CB25 0DS
Asking Price £75,000

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

Light and bright accommodation in brief comprises communal entrance hall, entrance hall, lounge/diner, kitchen, generous sized double bedroom with built in wardrobes and a re-fitted shower room. Other benefits include 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.

Accommodation Details

With communal door leading through to:

Communal Entrance Hall

With staircase rising to the first floor and door leading through to:

Entrance Hall

With airing cupboard, electric radiator, access and door leading through to:

Sitting Room 10'4" x 16'2" (3.15m x 4.93m)

With window to the rear aspect, feature fireplace to the side, TV aerial connection point, electric radiator, opening leading through to:

Kitchen 7'10" x 7'9" (2.39m x 2.36m)

Fitted with a range of eye level and base storage units with working top surfaces over, under cabinet lighting, inset sink unit with hot and cold taps over, built in oven, separate hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring.

Bedroom 9'4" x 14'11" (2.84m x 4.55m)

With window to the rear aspect, built in wardrobes with sliding mirrored doors, electric radiator.

Outside

With well maintained communal gardens and allocated parking.

Agents Note

Tenure The property is leasehold and is held on a 99 year lease from 1988. There is an annual maintenance charge paid monthly of approximately £187.42 which covers building insurance, communal maintenance, lighting, gardening and water. There is a ground rent charge of approximately £215.30 per annum.

PROPERTY INFORMATION

Maintenance fee - See Agents Notes

EPC - B

Tenure - Leasehold

Council Tax Band - B (East Cambs)

Property Type - Mid-Floor Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 45 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage

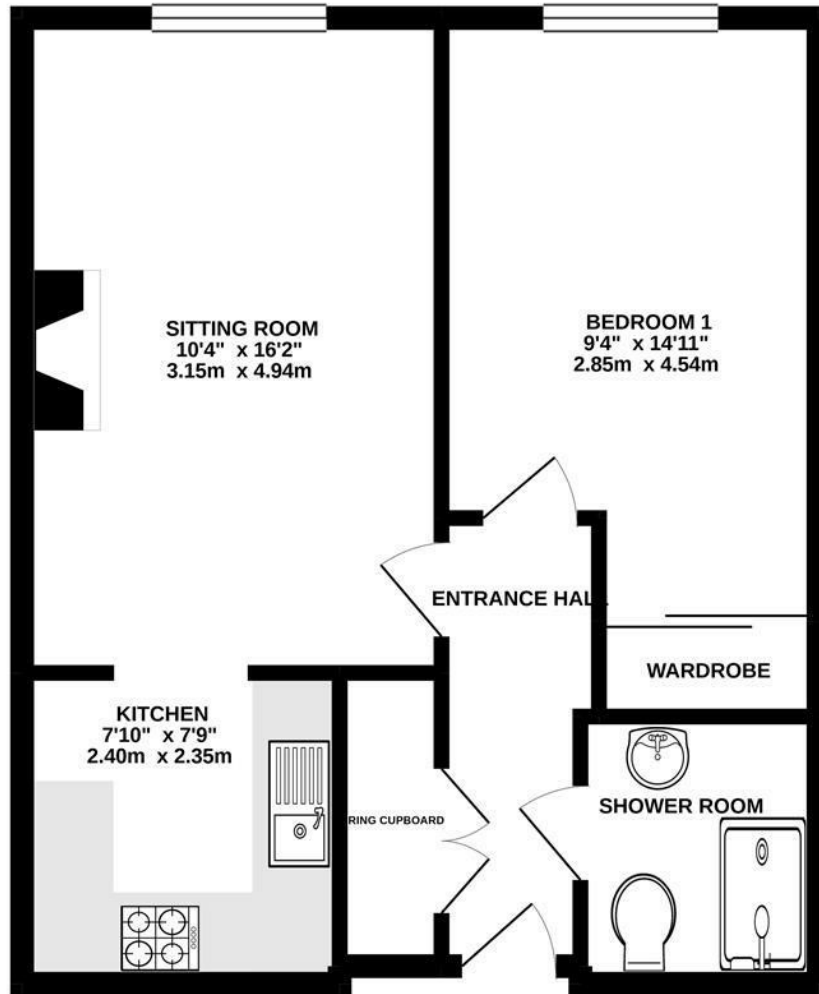
Broadband Connected - tbc

Broadband Type – Superfast available, 51Mbps download, 8Mbps upload

Mobile Signal/Coverage – Good

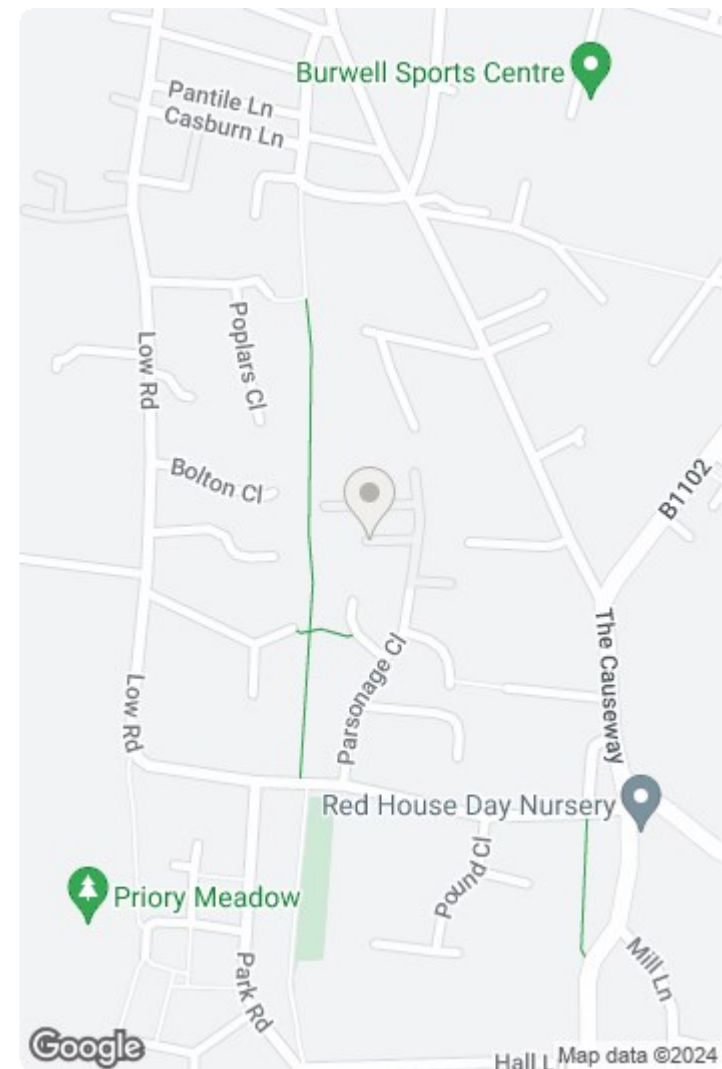
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
470 sq. ft. (43.7 sq. m.) approx.



TOTAL FLOOR AREA : 470 sq. ft. (43.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	85
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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