



**Ash Grove, Burwell CB25 0DS**

**Guide Price £70,000**



## Ash Grove, Burwell CB25 0DS

An opportunity to purchase a light and airy FIRST 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, entrance hall, sitting room/dining room, kitchen, generous sized double bedroom with built in wardrobes and a shower room.

A distinct advantage of Ash Grove is that it has a range of excellent facilities for residents such as the lift, laundry room, residents lounge and ample parking for visitors, along with well maintained grounds. There is also a House Manager. Adjacent to the Ash Grove complex there is a thriving, popular Day Centre operating 5 days a week. They supply meals at the Day Centre or can be delivered to your apartment.

Offered for sale with the distinct advantage of no onward chain and extended lease of 139 years.

- **First Floor Flat**
- **Double Bedroom**
- **Variety of Local Amenities**
- **Viewing Highly Recommended**
- **Over 55's**
- **Well Maintained Ground**
- **Long Lease - 139 Years**
- **Spacious Living Room**
- **Well Regarded Village Location**
- **NO CHAIN**

### Entrance Hall

With airing cupboard, access and door leading through to:

### Lounge/Diner 17'1" x 10'9" (5.23m x 3.30m)

With window to the front aspect, fireplace, TV aerial connection point, opening leading through to:

### Kitchen 7'10" x 7'1" (2.39m x 2.16m)

With a range of eye level and base storage units with working top surfaces over, space for fridge, space for freezer, built in oven, separate hob with extractor hood over, inset sink unit with mixer tap over, tiled splashbacks, tiled effect vinyl flooring.

### Bedroom 14'9" x 9'3" (4.52m x 2.82m)

With built in wardrobe

### Bathroom

Shower room with suite comprising shower enclosure, wash hand basin and low level WC, tiled walls, vinyl flooring, chrome heated towel rail, extractor.

### Outside

Well maintained communal gardens and allocated parking.

### Agents Notes

For sale on a Leasehold basis.  
139 Year lease from 1988  
Ground rent £300 per annum  
Service Charge £3042 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 - 46 SQM

Parking – On Site

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

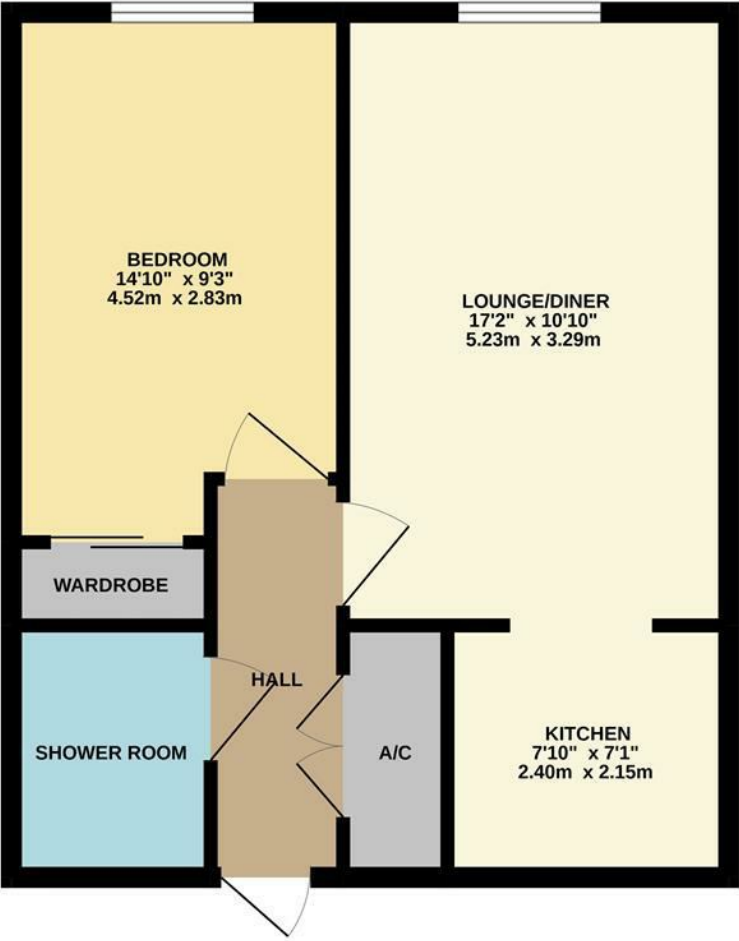
Broadband Connected - tbc

Broadband Type – Superfast available, 47Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

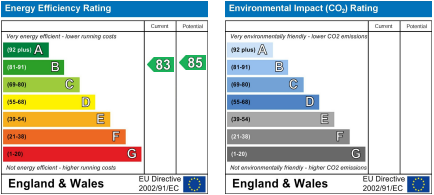
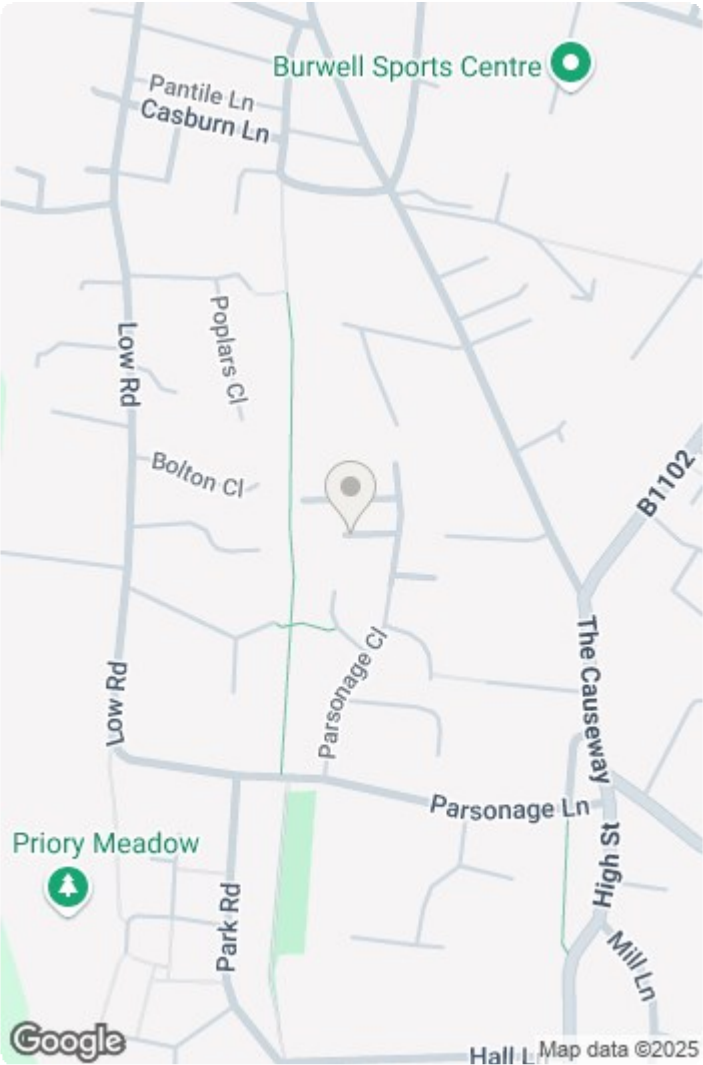


GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 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.  
Made with Metropix ©2022



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 from them. 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.



