

81 Ash Grove (Burwell)

Parsonage Close, Burwell, Cambridgeshire, CB25 0DS



PRICE: £78,000

Lease: 99 years from 1988

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR. Ash Grove is in an excellent village location, approximately 4 miles from Newmarket with Cambridge and Bury St Edmunds within 15 miles and near to good traffic links. Good range of shops, cafes, supermarket, doctors and pharmacy. Buses to Cambridge and Newmarket. Ash Grove was constructed by Anglia Secure Homes and comprises apartments, bungalows and cottage style properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Ground rent review pending. Please speak to our Property Consultant if you require information regarding "Event Fees" that may

Residents' lounge
Communal Laundry
24 hour emergency Appello system
2 Guest Suites
Development Manager

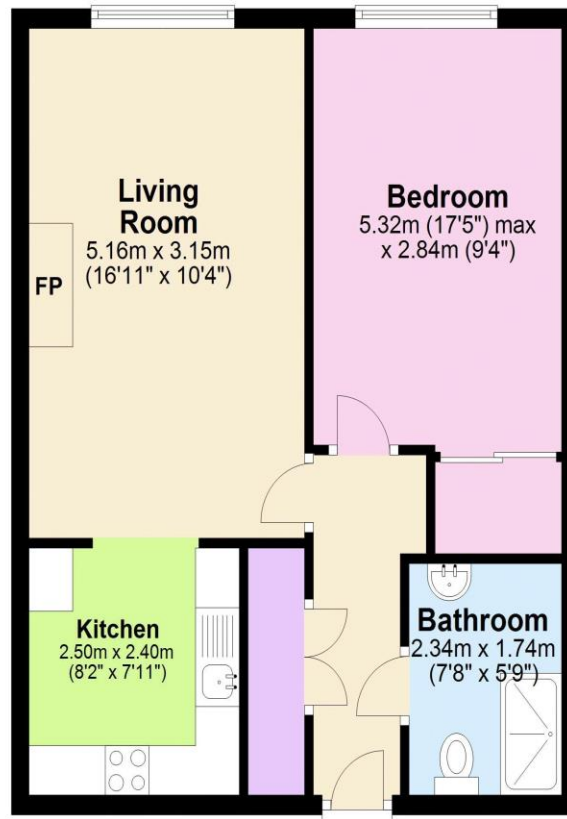
Minimum Age 55

Lease: 99 years from 1988



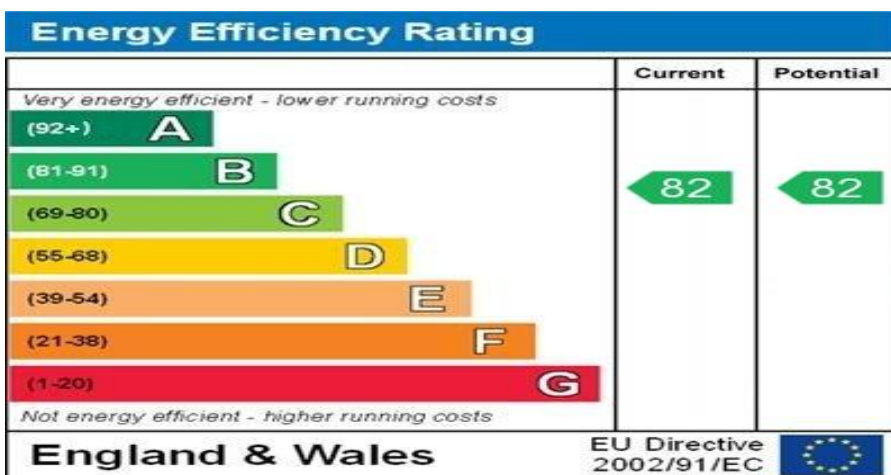
**For more details or to make an appointment to view, please contact
Charlotte Harvey**

Flat



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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For Financial Year Ending:

30/06/2023

Annual Ground Rent:

£166.38

Ground Rent Period Review:

2030

Annual Service Charge:

£2,553.98

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.