

**51 Ash Grove (Burwell)**

**Parsonage Close, Burwell, Cambridgeshire, CB25 0DS**



**PRICE: £70,000**

**Lease: 99 years from 1988**

**Property Description:**

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Ash Grove is in a 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

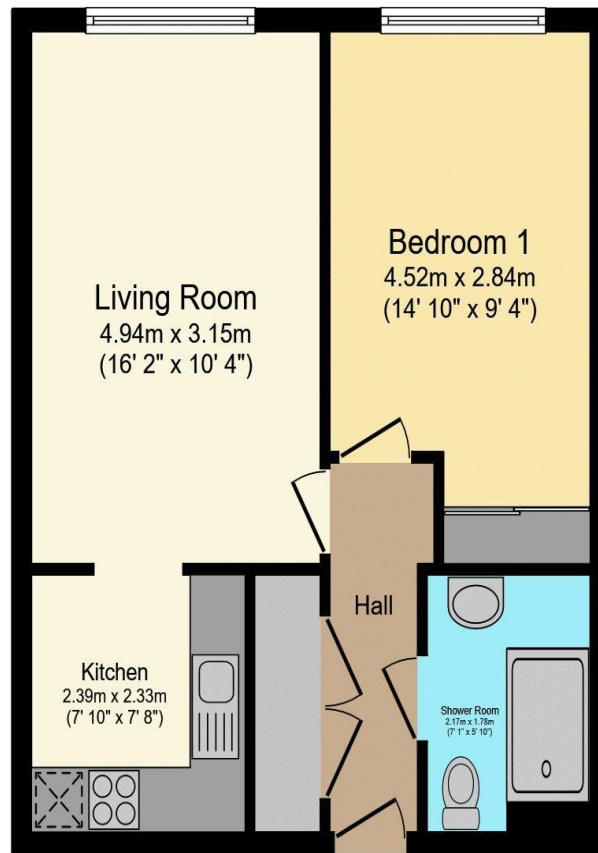
Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
2 Guest Suites  
Development Manager

Minimum Age 55

Lease: 99 years from 1988



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



Total floor area 45.2 m<sup>2</sup> (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending:**

**30/06/25**

**Annual Ground Rent:**

**£166.38**

**Ground Rent Period Review:**

**Next Uplift 2030**

**Annual Service Charge:**

**£3042.65**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer  
Nil Contingency**

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