



60 Havenfield, Arbury Road, Cambridge  
CB4 2JY

Pocock+Shaw



60 Havenfield  
Arbury Road  
Cambridge  
Cambridgeshire  
CB4 2JY

Well presented and appointed over 60s apartment, available now, in a sought after development close to local amenities and Cambridge city centre.

- First floor apartment
- Westerly facing living room
- Entrance hallway with built in cupboard
- Fitted kitchen with integrated appliances
- Shower/wet room
- Double bedroom with fitted wardrobes
- Residents laundry room and lounge
- Communal garden and parking
- Electric storage heating

Guide Price £85,000





Exclusively for those 60 and over, the Havenfield development enjoys private gardens, car and bike parking, guest suite, lift, laundry room, residents' lounge and dedicated development manager. The comprehensive service charge covers 24 hr emergency monitoring and call service; maintenance, decoration and cleaning of all buildings, grounds and communal areas; security, managerial and facilities services; and buildings insurance.

Quietly situated in mature grounds, Havenfield is a stone's throw from the cafés, shops, chemists and surgeries of both Arbury Court and Milton Road. A nearby bus stop, alternatively a half hour level walk, brings you to the city centre with its fashionable restaurants and cosy pubs; celebrated theatre and museums; public parks, including Jesus Green and Midsummer Common; ancient colleges, river Cam and boating; Grand Arcade and Grafton Centre shopping malls; thriving daily market; and fast trains to London.

This first floor apartment comprises entrance hallway, westerly facing sitting room, leading to kitchen; south-west facing double bedroom; and shower /wet room. The fitted kitchen incorporates a ceramic hob, extraction hood, electric oven, integrated fridge, freezer and washer dryer.

#### **Entrance door to**

**Hallway** with coathooks, double doors to cupboard housing the hot water tank, slatted wood shelving and adjacent clothes hanging rail with shelf over, storage heater.

**Living room** 17'1" x 10'0" (5.21 m x 3.06 m) with window to front, storage heater, wall mounted electric flame effect fire, TV point, folding door to

**Kitchen** 7'10" x 6'3" (2.39 m x 1.91 m) with good range of wall and base units with roll top work surfaces and tiled splashbacks, under unit lighting, stainless steel sink unit and drainer, electric hob with extractor hood over and electric oven below, integrated fridge and freezer, integrated Hotpoint washer/dryer, wall mounted electric convector heater.

**Bedroom** 13'1" x 9'0" (3.99 m x 2.75 m) with window to front, fitted wardrobe with mirror fronted sliding doors.

**Shower/wet room** shower area with Mira Advance electric shower, tiled walls and central floor drain, WC, vanity wash handbasin with tiled splashbacks and fitted cupboards below, extractor fan, Dimplex wall mounted convector heater.

**Outside** The development is quietly situated, set back from the roads and enjoys private mature gardens and car and bike parking for residents and their guests (on a first come first served basis).

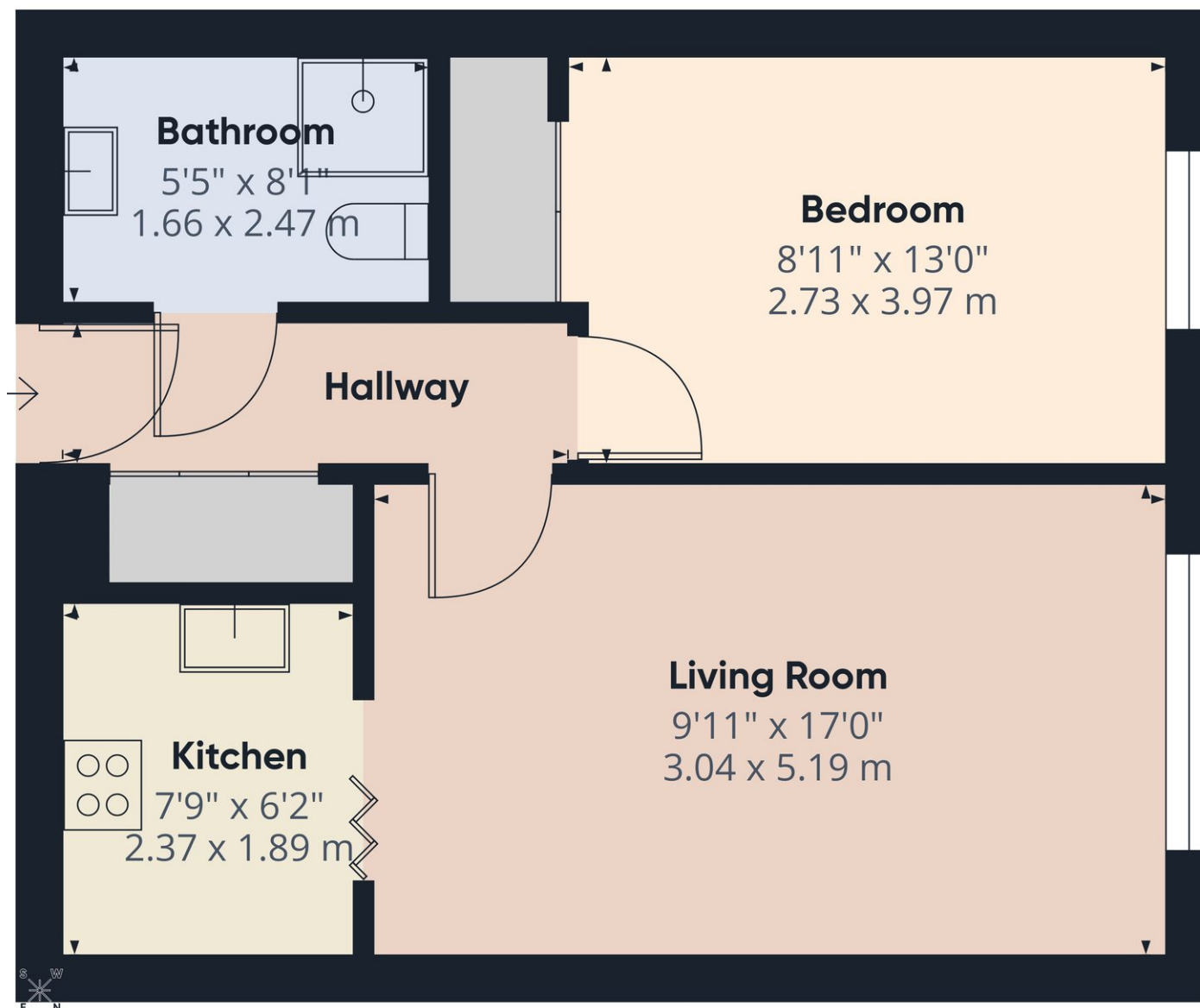
**Tenure** The property is leasehold 99 years from October 1985. There is a service charge of £3229.28pa which covers 24 hr emergency monitoring and alarm call service, buildings insurance, maintenance, decoration and cleaning of all buildings, grounds and communal areas, on-site managerial and facilities service. There is a ground rent payable of £273pa

**Services** Mains electricity water and drainage.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

441 ft<sup>2</sup>

41 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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