



Arbury Road, Cambridge, CB4 2JY

Guide Price £80,000

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A well presented one bedroom retirement apartment set within this retirement complex and located in easy reach for the City of Cambridge.

Immaculate throughout, this sizeable property offers accommodation to include entrance hall, living room, kitchen, sizeable main bedroom with built in wardrobes and bathroom.

Useful storage cupboard.

Long lease, just renewed (120 years)

- Retirement Top Floor Apartment
- Secure Communal Entrance
- 120 Year Lease Hold
- Spacious Living Room
- Communal Parking
- NO CHAIN
- Generous Double Bedroom
- Within Easy Distance of Cambridge City
- Viewing Highly Recommended

Communal Entrance

Block paved pathway leading to communal secure entrance.

Entrance

Doors leading to living room, bedroom and bathroom. Access to the lockable storage cupboard is external, adjacent to front door.

Kitchen 7'8" x 6'8" (2.36m x 2.04m)

Modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer. Tiled splashbacks throughout working areas. Space and connection of electric cooker. Space and plumbing for washing machine. Wall mounted heater. Wood effect flooring. Opening to living room.

Living Room 9'11" x 15'7" (3.04m x 4.76m)

Spacious, well presented living room with window overlooking rear aspect.

Storage heater. Wood effect flooring. Opening to kitchen. Door to entrance hall.

Bedroom 9'1" x 13'1" (2.78m x 4.00m)

Generous double bedroom with built-in wardrobes. Window overlooking rear aspect. Door to entrance hall.

Bathroom 12'11" x 13'5" (3.94m x 4.09m)

Modern bathroom with suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and wall mounted electric shower over. Tiled throughout wet areas. Vinyl tile effect flooring.

Outside

Communal parking area.

PROPERTY INFORMATION

Maintenance fee - tbc
EPC - C
Tenure - Leasehold (120 years)
Council Tax Band - B (Cambridge)

Property Type - Top Floor Apartment

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 42 SQM

Parking – Communal Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

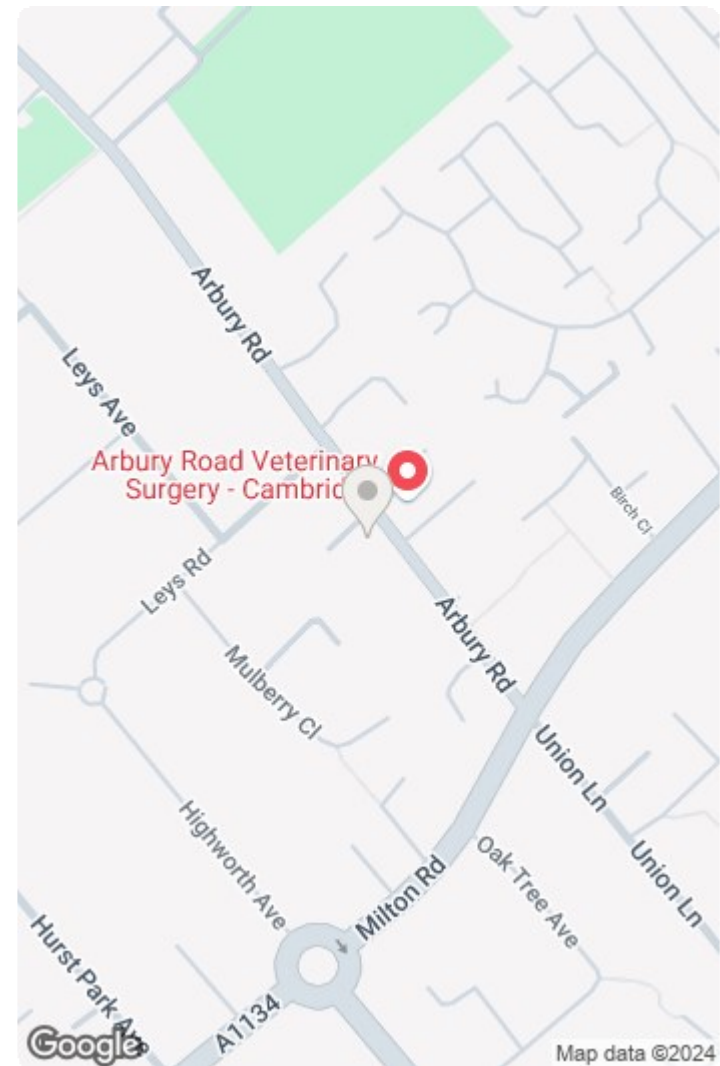
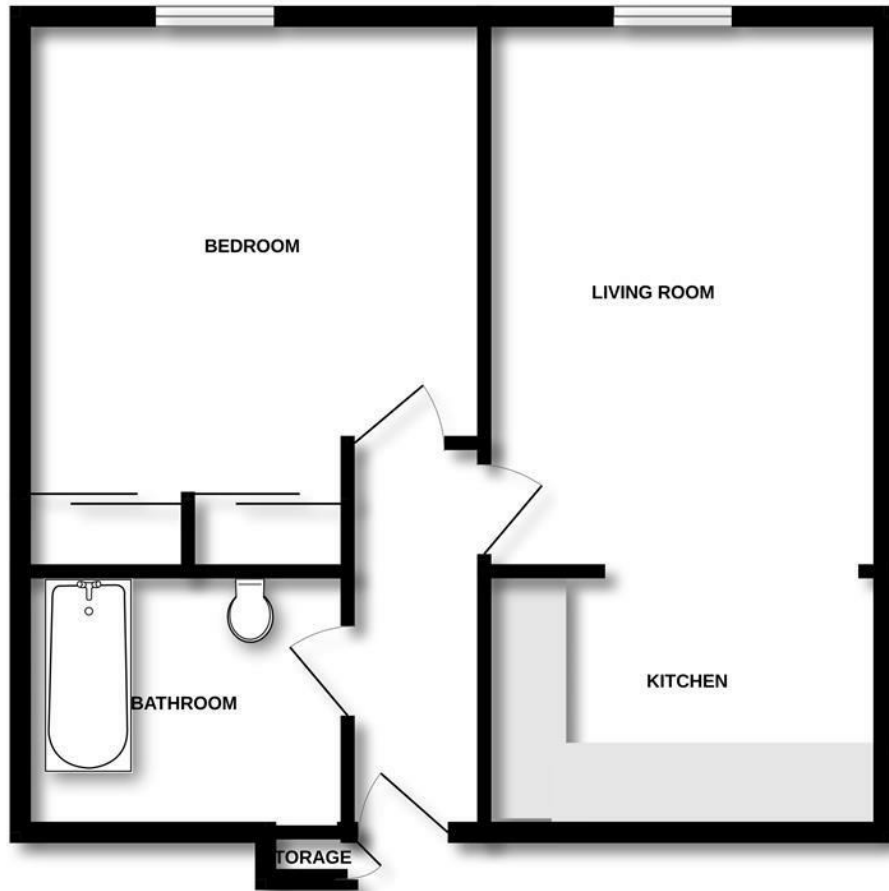
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



GROUND FLOOR



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		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	79	81	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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