

41 Abbeyfield, Wellbrook Way, Girton,
Cambridge, CB3 0GQ

Guide price £215,000 leasehold



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- Beautifully appointed apartment
- Excellent facilities
- Over 55s development

A well-appointed, immaculate, ground-floor apartment, with a private garden located in a sought-after and particularly well-equipped retirement complex.

This one-bedroom apartment is a good size, almost 600sq. ft., and has been stylishly refurbished and now provides comfortable accommodation for the over 55s.

The apartment: There is a hallway with three storage cupboards and a cloakroom and WC, the living room is lovely and light and has dining space and a door to the private terrace. The kitchen is well equipped with a range of units and integrated appliances including a dishwasher, fridge and freezer, a washing machine, as well as an oven, induction hob, and extractor. The bedroom is a nice size double and has a glazed door to the terrace and a fitted wardrobe. There is an en-suite shower room with a large walk-in shower and WC.

Outside there is a peaceful terrace which is secure and enclosed by railings. The property has one allocated parking space.



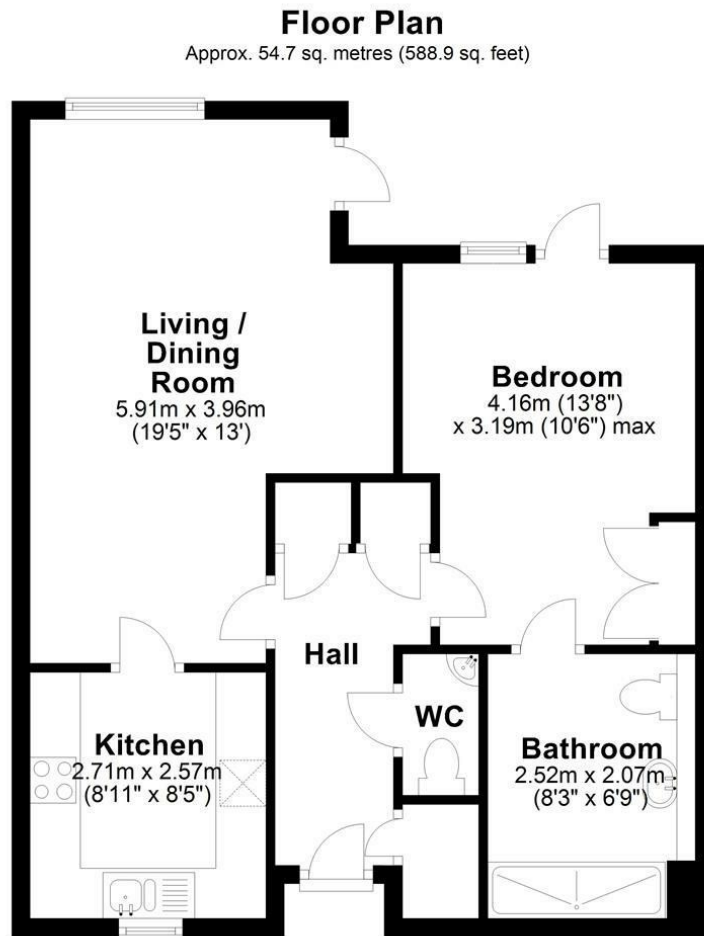


The development: A purpose-built scheme of apartments with well-tended communal grounds and first-class facilities in a secure setting and an excellent location. There are various communal facilities including a restaurant, swimming pool and spa, and hair and beauty salon, as well as a cinema and conservatory. There is of course a secure entry system, large communal hallways, lifts and onsite reception staff.

The service charge includes heating, weekly cleaning and tumble dryers in the laundry room.



Floor Plan



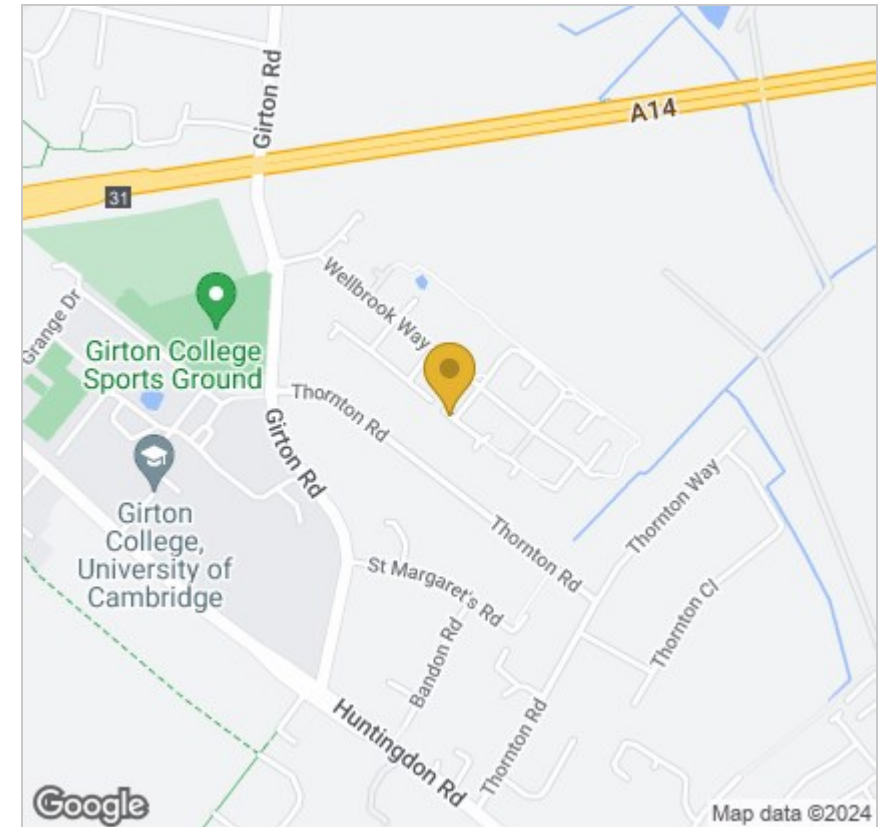
Total area: approx. 54.7 sq. metres (588.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

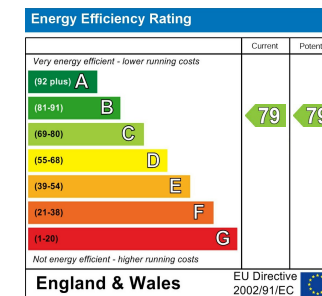
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold with 113 years remaining, service charge currently: £10,336.92
Council tax band: C

Area Map



Energy Efficiency Graph



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