

60 Abbeyfield, Wellbrook Way,
Girton CB3 0GP
Guide price £185,000

60 Abbeyfield, Wellbrook Way, Girton CB3 0GQ

- No onward chain
- South facing balcony overlooking the landscaped gardens
- New boiler
- Good condition and well presented

A first floor apartment with a private south facing balcony overlooking the attractive landscaped gardens, located in a sought-after and particularly well-equipped retirement complex. This apartment is accessed via a lift, has about 600 sq. ft, and provides comfortable accommodation for the over 55's

There is a hallway with an airing cupboard housing a new boiler, a storage cupboard and a cloakroom. The living room is lovely and light, has extra width from an alcove, and has a door to the balcony. The kitchen is well equipped with a range of units and integrated appliances including a dishwasher, fridge and freezer, a washing machine, double oven, hob and an extractor fan. The bedroom is a good size double with a built-in wardrobe, has a door to the balcony, and there is a spacious ensuite bathroom. Throughout the property are emergency pull cords.

The apartment has new carpets, a new kitchen floor, and has been recently redecorated and cleaned.





Outside are beautifully kept communal gardens with seating areas. The parking can be allocated to a buyer once a space is available. There are also visitor parking spaces on site and a large buggy park.

A purpose-built scheme of apartments with first-class facilities in a secure setting and an excellent location. The facilities include a swimming pool, gym and sauna. Also a restaurant, spa, hair and beauty salon, as well as a cinema and conservatory. Activities include coffee mornings, fish and chip suppers, concerts, computer help and exercise classes. Also, there are secure entry system, large communal hallways, lifts and onsite reception staff.

What3Words///arrive.port.woven
Sat Nav: CB3 0GQ

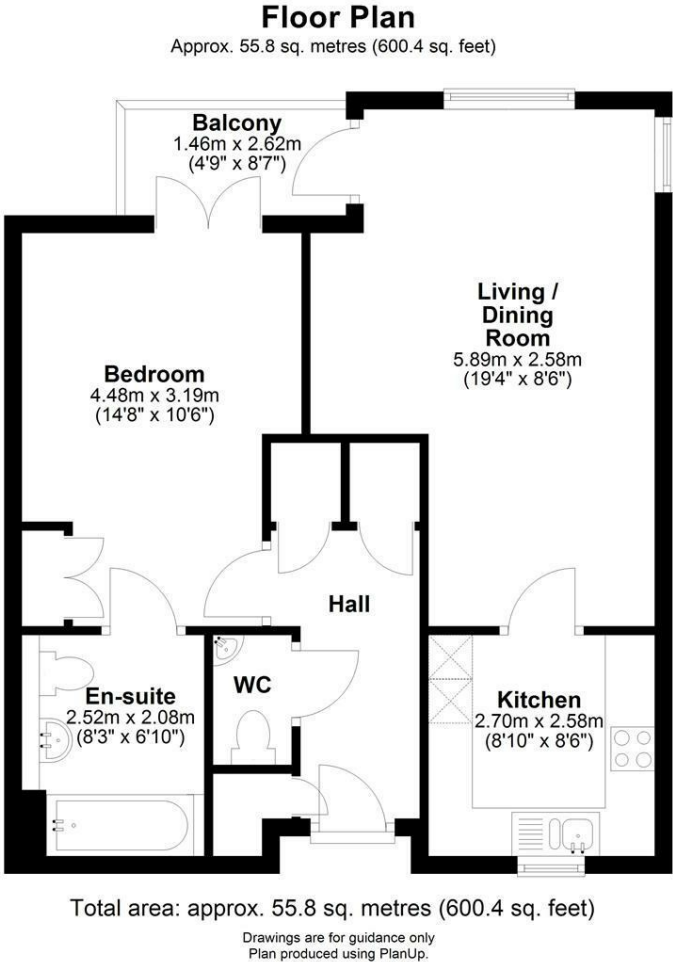
Tenure: Leasehold

There are 111 years remaining of the original 125 year term.
Service charge is £977.35 per month (£11,728.20 per annum)
Ground rent: £41,67 per month (£500 per annum)

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



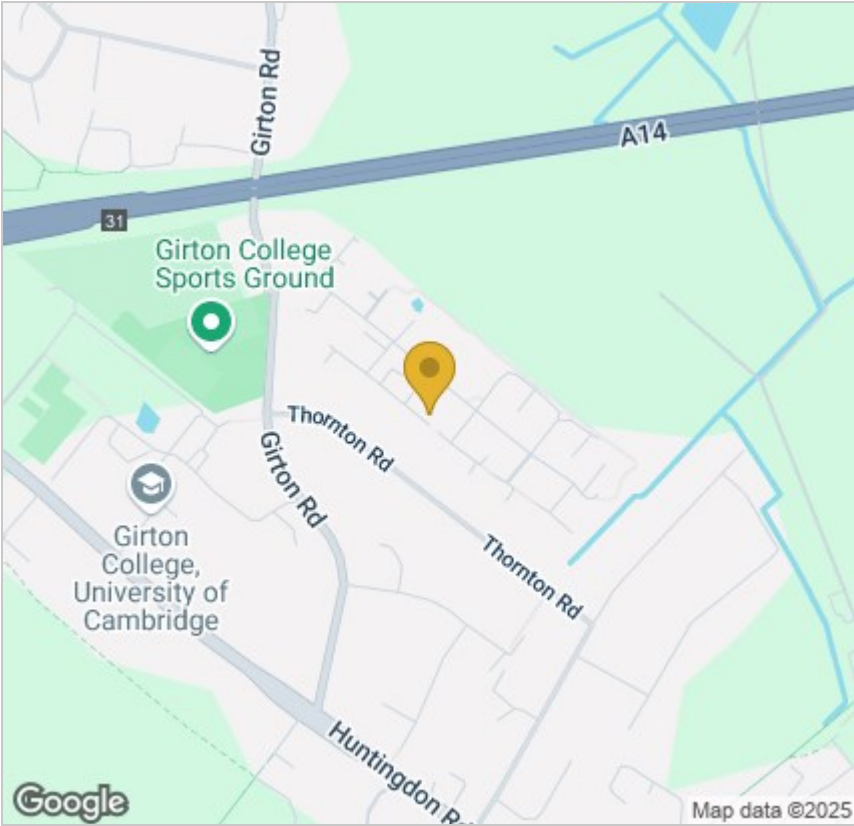
Floor Plan



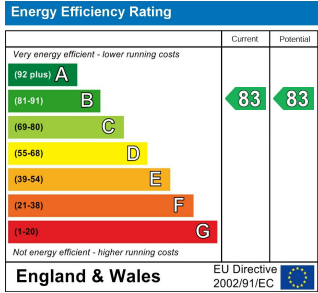
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold
Council tax band: C

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

