



Havenfield, Arbury Road, Cambridge  
CB4 2JY

**Pocock + Shaw**

9 Havenfield  
Arbury Road  
Cambridge  
Cambridgeshire  
CB4 2JY

Well presented and appointed ground floor over 60s apartment with direct access onto the communal gardens in this retirement development close to local amenities and Cambridge city centre.

- Ground floor apartment
- Direct access to communal gardens
- Entrance hallway with built in cupboard
- Fitted kitchen with integrated appliances
- Fully tiled Bathroom
- Double bedroom with fitted wardrobes
- Residents laundry room and lounge
- Communal garden and parking
- Electric storage heating
- Large store cupboard on upper floor

Guide Price £80,000



Exclusively for those 60 and over, the Havenfield development enjoys private gardens, car and bike parking, guest suite, lift, laundry room, residents' lounge, additional storage cupboard (on upper floor) 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 ground floor enjoys direct access to the landscaped rear gardens from the living room and is offered with no upward chain, the accommodation in detail comprises;

#### Front door to

**Reception hallway** with double doors to airing cupboard with hot water tank and slatted wood shelving with adjacent cloaks cupboard, wall mounted electric storage heater.

**Living room** 15'7" x 10'0" (4.76 m x 3.05 m) with aluminium double glazed sliding door and panel to small paved area which leads directly onto the landscaped communal gardens, wall mounted Dimplex electric storage heater, opening onto the

**Kitchen** 7'10" x 6'9" (2.38 m x 2.07 m) with good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, space for electric cooker, space and plumbing for washing machine, stainless steel sink unit and drainer, extractor fan, space for fridge/freezer.

**Bathroom** with fully tiled walls, panelled bath with Triton T80 electric shower over and glass shower screen, wash handbasin with strip light and shaver point over, WC, chrome heated towel rail, wall mounted Dimplex electric convactor heater, extractor fan.

**Bedroom** 13'3" x 9'0" (4.03 m x 2.75 m) with window to rear with views to communal gardens, mirror fronted built in wardrobes to one wall with clothes hanging rail and shelving.

**Services** Mains water, electricity and drainage.

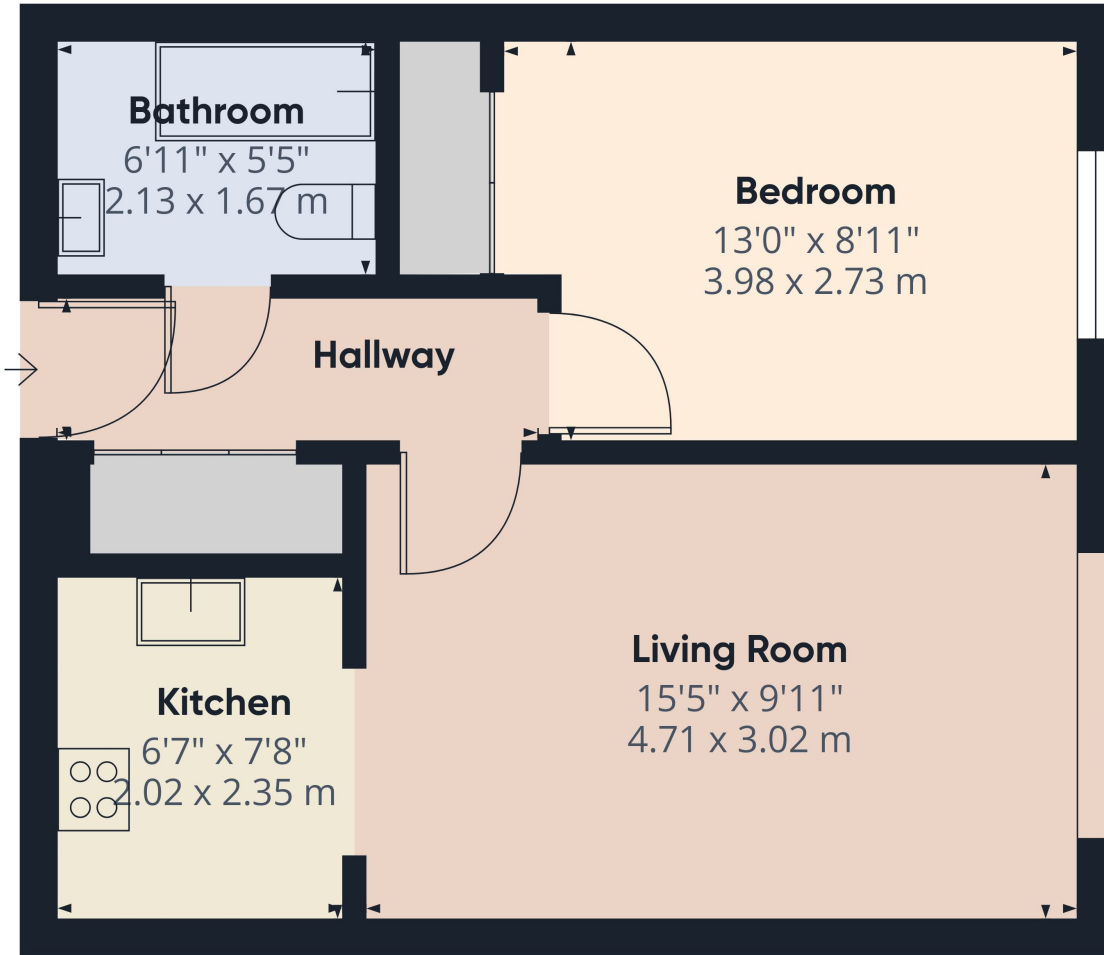
**Tenure** The property is leasehold 99 years from October 1985 (58 years remaining). There is a service charge of £3229.28pa which covers 24 hr emergency monitoring and alarm call service, buildings insurance, maintenance, decoration and cleaning of all buildings, grounds and communal areas, on-site managerial and facilities service. There is a ground rent payable of £273pa.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(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			



**Approximate total area**

420 ft<sup>2</sup>

38.9 m<sup>2</sup>



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