



Bush & Co.

15 Havenfield, Arbury Road, Cambridge  
 Guide Price £60,000

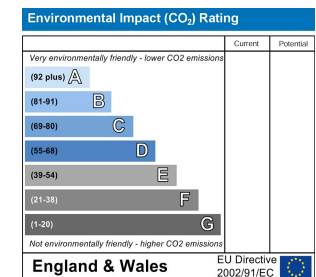
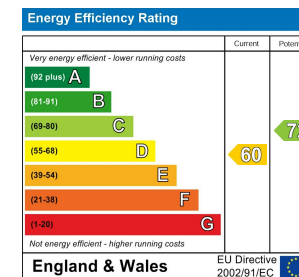
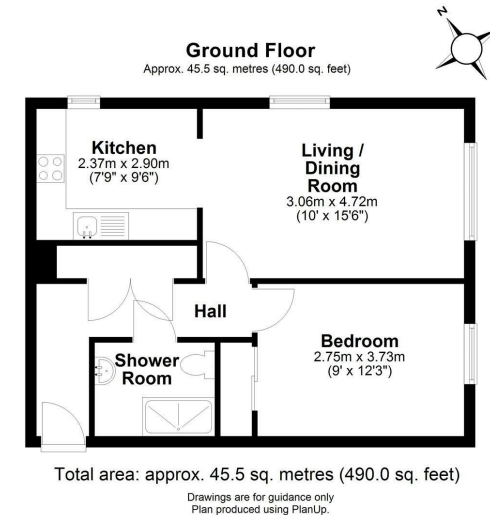
Havenfield is a well regarded complex of retirement properties for those over the age of 60. The development sits within beautifully kept gardens and features a large communal lounge, which hosts frequent social events. There is a lift to all floors, guest suite, ample car parking, laundry room and careline system. Nearby facilities include a doctors surgery, supermarket, post office. The city centre shopping areas and Cambridge north railway station are located less than two miles away with a regular bus service nearby.

The property is a ground floor corner apartment, which is pleasantly situated at the back of the development, opening onto the communal gardens with direct access from the living room.

The hallway has a large built in cupboard which houses the hot water tank.

There is a living room with dual aspect windows and patio doors. An opening takes you through to the kitchen, which has a window, and comprises a range of wall and base units with integrated electric oven and hob as well as plumbing for washing machine and dishwasher. The well proportioned double bedroom has a built in wardrobe with mirrored sliding doors. There is a three piece shower room with a large shower cubicle, w.c and wash basin as well as fully tiled walls.

TENURE - Leasehold  
 TERM - 99 years from 1st October 1985  
 MAINTENANCE CHARGES - £244.89 PCM  
 GROUND RENT - £136.34 Twice Yearly  
 COUNCIL TAX - Band B



**IMPORTANT NOTICE**

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.

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