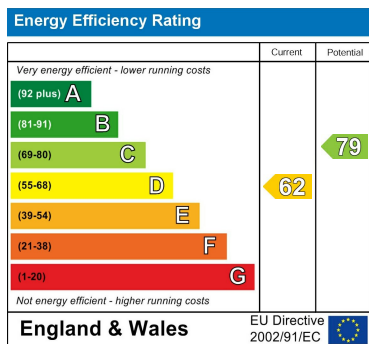
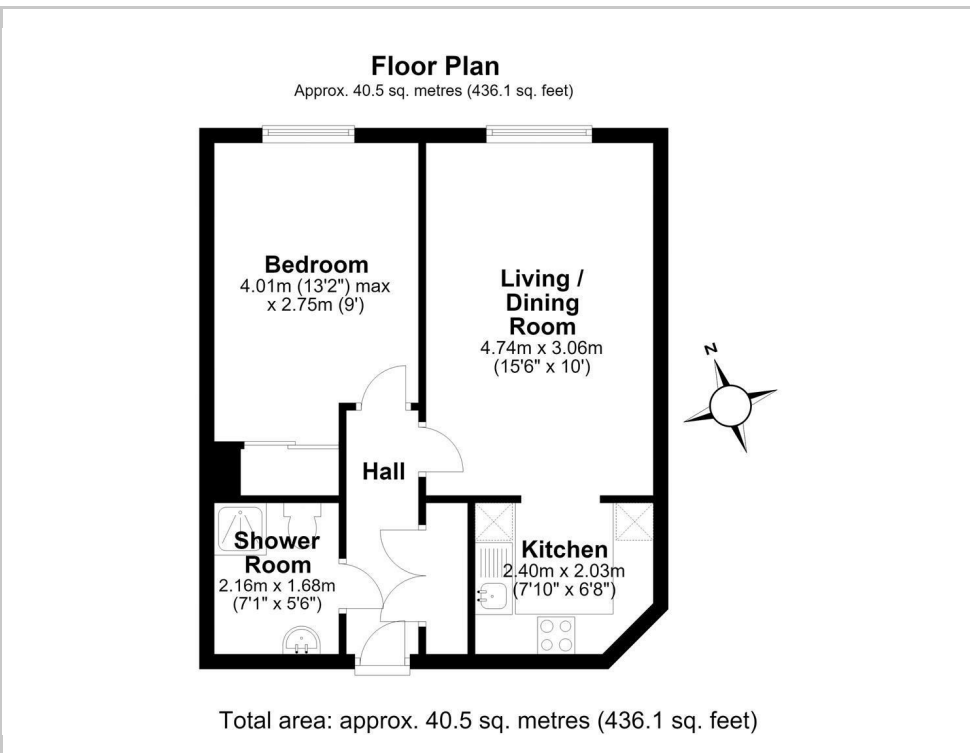




31 Havenfield Arbury Road, Cambridge, CB4 2JY
Guide price £80,000



- Over 60's Development
- Communal Space for Residents
- Well Maintained Flat
- Excellent Location

Havenfield is a popular retirement development for the over 60's, conveniently situated on Arbury Road with easy access to the city centre and an array of local amenities.

This first floor one bedroom flat spans over 436 sq. ft, and has been well maintained. The property is accessed via a communal stairwell, there is also a shared lift for access.

The entrance hall has a large storage cupboard and leads to the kitchen, living/ dining room, shower room and bedroom. The kitchen is well thought out with ample worktops and storage space. There is a freestanding fridge freezer, oven and washing machine. The living/ dining space has a large window overlooking the gardens, there is also an electric fireplace. The bedroom is a good size and has a built in wardrobe. The shower room is a wet room with shower, basin, WC, towel rail and vanity cupboard.

The property is heated via electric radiators throughout. There are pull cords throughout the property for assistance if required.

The property is leasehold with 58 years remaining on the lease. The annual service charge is £273 and the annual ground rent is £3,168.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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