



Ash Grove Burwell Cambridgeshire

Pocock + Shaw



19 Ash Grove  
Burwell  
Cambridgeshire  
CB25 0DR

An attractive two bedroom 'cottage style' retirement home for the over 55's. Set within an exclusive development close to the centre of this vibrant and well served village. This versatile property benefits from an impressively long lease term, generous sitting room, fitted kitchen, ground floor bathroom plus an impressive master bedroom with ensuite shower room. EPC: D

Guide Price £130,000





Burwell is situated in pleasant countryside approximately eleven miles north-east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, churches, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the region's traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and Kings Cross Stations.

Ash Grove is a development of high quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient position within this much sought after village. The properties benefit from a 24hr emergency call line response system and the development also provides a number of communal facilities including a residential lounge, quiet room and laundry facilities. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suites available to hire should you have an occasional overnight member of the family or guest. It is also close to a well-used Day Centre.

This particular property is a cottage style house and offers a surprising level of spacious and versatile accommodation set over 2 floors. With the benefit from double glazed windows and doors, electric wall mounted heaters, 24 hour emergency system, in detail the accommodation includes:-

### Ground Floor

**Sitting Room** 5.60m (18'5") x 4.47m (14'8") max  
With an entrance door, window to front aspect, two electric storage heaters, fitted carpet, stairs rising to first floor landing with under-stairs storage cupboard, stair lift, emergency pull cord.

**Kitchen** 2.72m (8'11") x 1.73m (5'8")  
Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink with single drainer and swan neck mixer tap, space for fridge/freezer, fan assisted oven, four ring electric hob with extractor hood over, with a window to front aspect.

### Ground Floor Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, electric fan heater, wall mounted mirror, shaver point and shaver light, wall mounted mirrored medicine cabinet, emergency pull cord, window to rear aspect.

**Dining room /Bedroom 2** 3.29m (10'10") x 2.71m (8'11")  
With a window to rear aspect overlooking the communal gardens, fitted carpet, door to rear. Could also be used as a separate dining room or study.

### First Floor Landing

A spacious landing providing room for storage.

**Master Bedroom** 6.98m (22'11") x 3.50m (11'6") max  
With dormer windows to front and rear aspect, built in two door sliding wardrobe, large single door airing cupboard with power and shelving housing the hot water cylinder, electric storage heater, emergency pull cord, access to loft space, carpet flooring.



### En-suite Shower room

Fitted with a three piece suite comprising tiled shower enclosure with hand attachment above, low-level WC, pedestal wash hand basin, tiled surround, heated towel rail, extractor fan, shaver point and light, electric fan heater, extractor fan, emergency pull cord.

### Services

Mains water, drainage and electricity are connected.

### Tenure

The property is leasehold and is held on a 149 year lease from 1 October 1988, 114 years remaining. There is an annual maintenance charge of £3714.74 which covers buildings insurance, communal maintenance, lighting gardening and water. There is an annual ground rent charge of £215.30.

### IMPORTANT NOTE

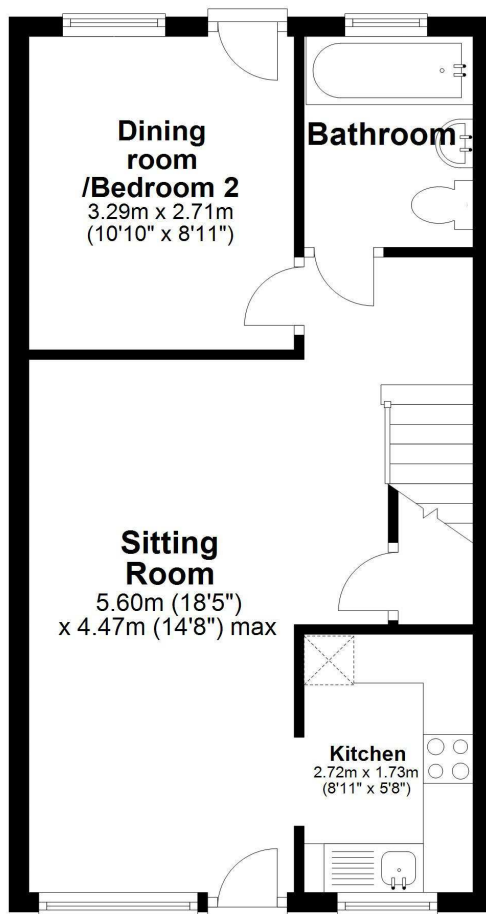
It is a condition of the lease that residents must be over the age of 55 years.

### Council Tax Band: C

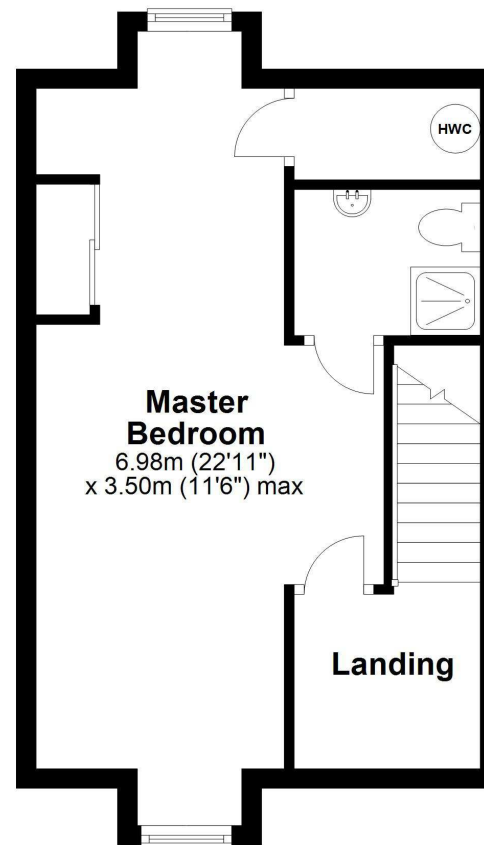
East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS

### Ground Floor



### First Floor



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

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

