

Abbeyfield, Wellbrook Way, Girton, CB3 0GQ

CHEFFINS

CHEFFINS

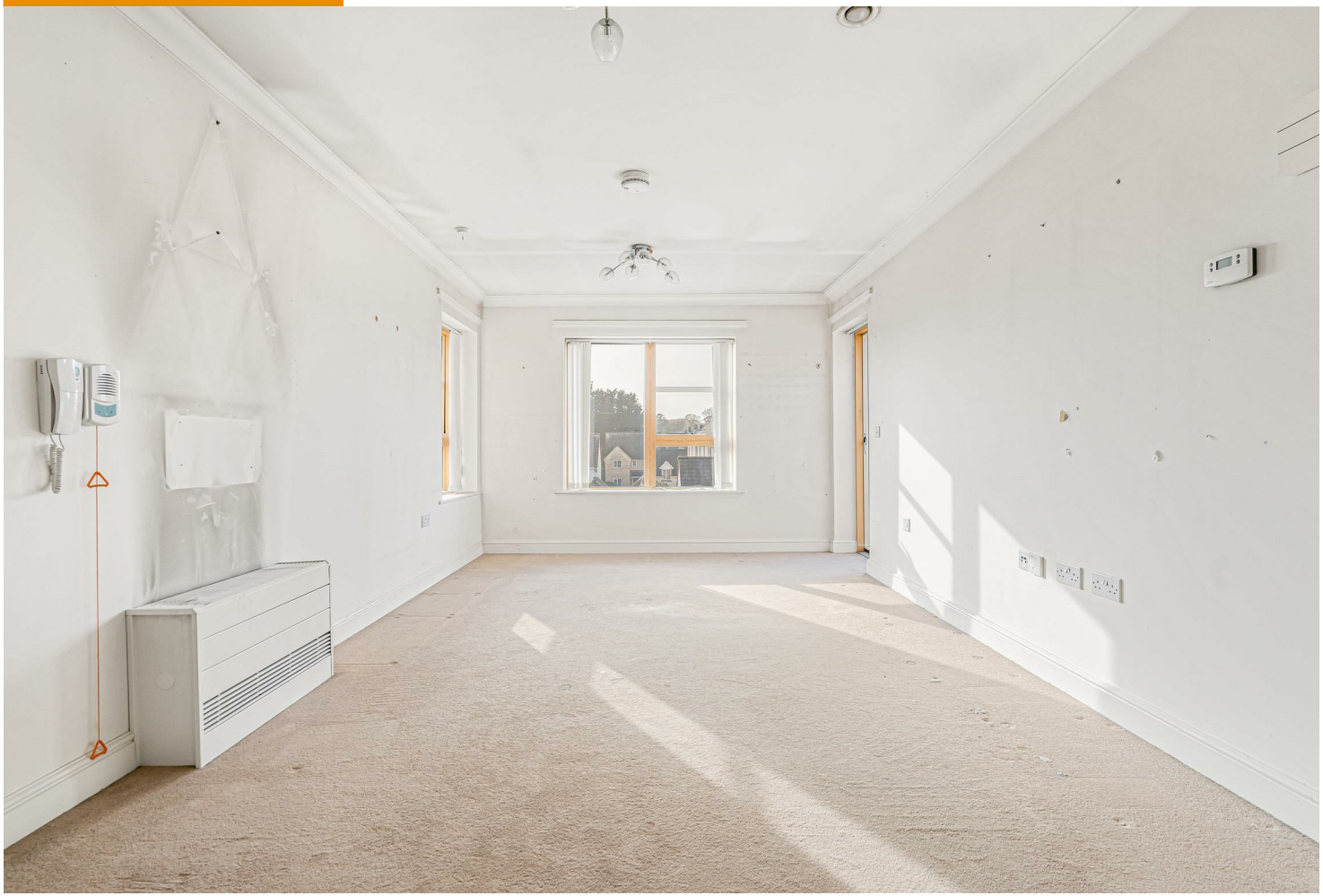
Wellbrook Way

Girton,
CB3 0GQ

2 1 1

Guide Price £79,950

A two bedroom second floor apartment extending to approximately 777sqft further benefitting from a balcony and residents parking. The property is conveniently located with a wealth of amenities within this popular retirement development for over 55's.

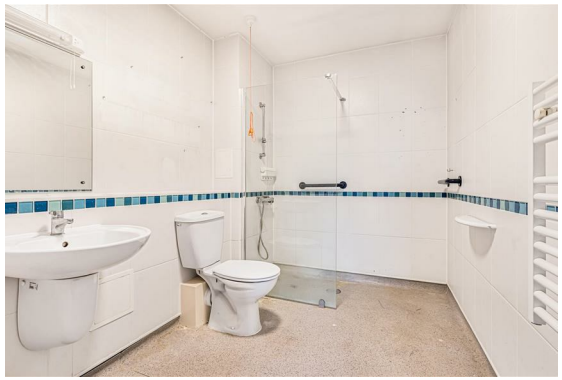


LOCATION

Situated in the highly regarded village of Girton, Abbeyfield Girton Green on Wellbrook Way offers a peaceful yet well-connected setting just a few miles north-west of Cambridge city centre. Residents benefit from a range of local amenities including shops, cafés, healthcare facilities and the village recreation ground, while excellent transport links provide convenient access to Cambridge, the M11, A14 and Cambridge North railway station. The nearby guided busway and regular bus services make commuting straightforward, and the location is ideally placed for enjoying both the open countryside and the extensive shopping, dining and cultural attractions of Cambridge.





APARTMENT 30
is located on the second floor. Lift up to second floor.

COMMUNAL ENTRANCE HALL
carpeted, heating and lighting, door into:

ENTRANCE HALL
carpeted, downlight, heater, coat hanging hooks, storage cupboard containing boiler and further storage cupboard containing electricity meter and fuse box, access into loft space and various rooms including:

W C
with laminate flooring, low level w.c., wash hand basin, heated towel rail, downlight, extractor fan, fully tiled walls, storage cupboard with sliding mirrored doors, shelving and hanging rail.

SITTING ROOM
carpeted, heater, double glazed timber windows overlooking both front and side of the property, door out onto timber balcony overlooking the front of the property which is south west facing, downlight, phone and emergency pull cord, double doors into:

KITCHEN
with wood effect laminate flooring, a range of floor and wall units with laminate worktop, integrated appliances include 4 ring Zanussi electric hob, extractor fan, Zanussi oven and grill, integrated fridge/freezer, one and a half stainless steel sink and drainer with mixer tap, part tiled walls, integrated Zanussi washing machine and integrated Zanussi dishwasher, downlight.

PRINCIPAL BEDROOM
carpeted, downlight, heater, timber doors with stained glass, Juliet balcony, built-in wardrobe with shelving and hanging rail, emergency pull cord, door into:

ENSUITE WET ROOM
three piece suite comprising of low level w.c., wash hand basin, walk-in tiled shower, fully tiled walls, laminate flooring, electric heated towel rail, downlight, extractor fan, emergency pull cord.

BEDROOM 2
carpeted, door out onto balcony, downlight, heater, built-in wardrobe with hanging rail.

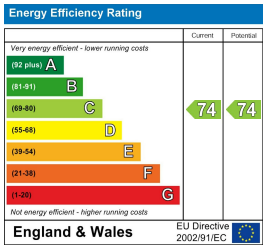
OUTSIDE
The property is approached via pathway leading into communal entrance and doors into reception area with access to restaurant and relaxation centre. On the ground floor there is also access to conservatory, w.c., spa, studio 1 gym, studio 2 dance hall, swimming pool and therapy room. Activity room and laundry located on the second floor.

Communal garden which is block paved enclosed via hedging, borders containing a variety of shrubs, south west facing.

AGENTS NOTE
Tenure - Leasehold
Length of Lease - 110 Years Remaining
Annual Ground Rent - £500
Annual Service Charge - £13,497.84

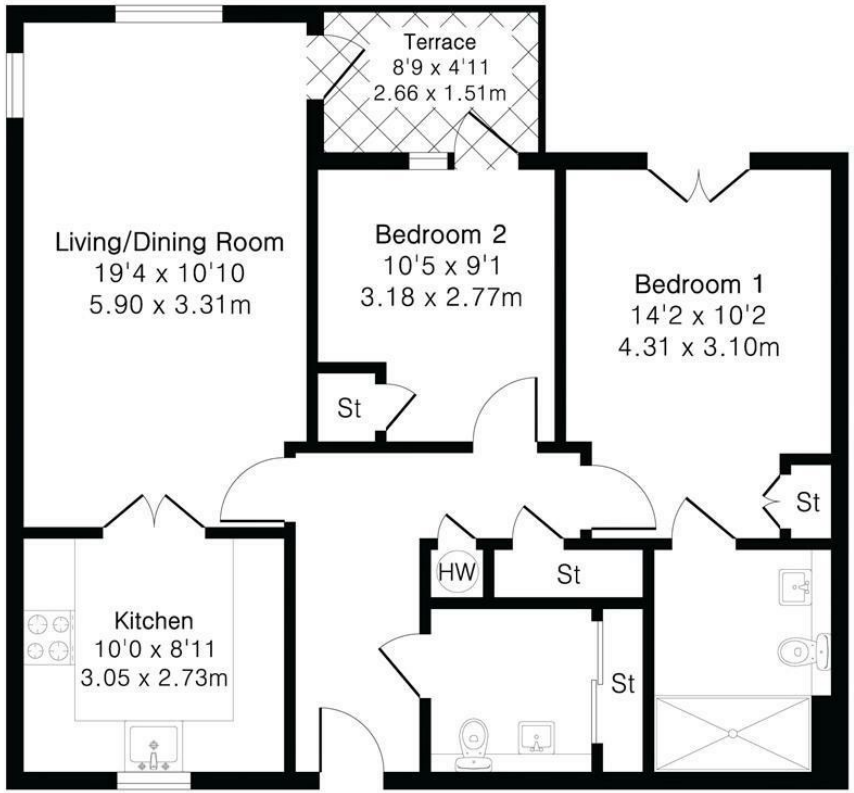






Guide Price £79,950
Tenure - Leasehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 777 sq ft - 72 sq m



Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS