



Flat 46

Wellbrook Way | Girton | Cambridge | CB3 0GQ

£1,700 Per Month

COOKE
CURTIS
& CO

Flat 46

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£1,700 Per Month

A spacious, well presented and fully redecorated two bedroom retirement apartment with a private terrace overlooking the garden. The property is set in a luxury complex with superb facilities.

- 71 sqm / 767 sqft
- EPC - C
- Gas central heating
- Over 55s only
- Rent includes heating and hot water
- 2 bed / 2 bath / 1 recep
- Council tax band - D
- Allocated parking space
- Available now

The Abbeyfield development is conveniently located in sought after Girton village on the western edge of Cambridge city. The development includes a swimming pool, gym, restaurant, cinema and lovely gardens.

Abbeyfield is a high quality complex restricted to those who are over 55 years of age. It provides a private, secure, self-contained community and probably has more in common with hotel serviced apartments rather than a standard apartment building for older adults. The list of recreational facilities available to residents is vast and includes a restaurant, coffee shop, swimming



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pool/sauna/steam room, jacuzzi/hot tub, gym, beautician, hairdresser, cinema/music room, activities room with computers and card tables, and a conservatory/meeting room. On the social side, there are many clubs and groups, and any resident can propose a new group to cater for their own particular interests.

Available now.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: EDF.

Ofcom suggests the maximum broadband speed is: 1000mbps.

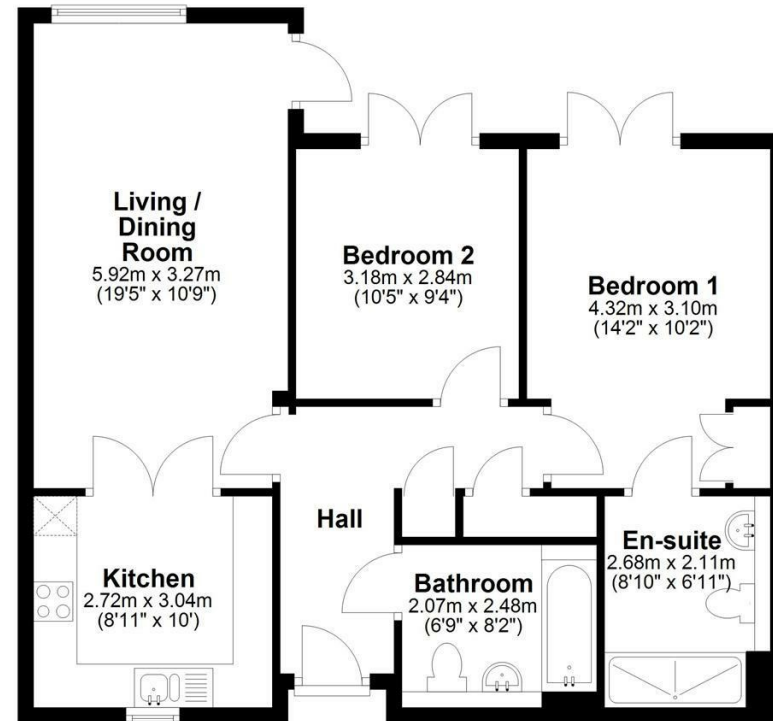
Gov.uk suggests the property has not flooded, in the last 5 years.





Floor Plan

Approx. 71.3 sq. metres (767.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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