



60 Abbeyfield, Wellbrook Way,
Girton CB3 0GP
Guide price £157,000

60 Abbeyfield, Wellbrook Way, Girton CB3 0GQ

- No onward chain
- South facing balcony overlooking the landscaped gardens
- New boiler
- Good condition and well presented

A first floor apartment with a private south facing balcony overlooking the attractive landscaped gardens, located in a sought-after and particularly well-equipped retirement complex. This apartment is accessed via a lift, has about 600 sq. ft, and provides comfortable accommodation for the over 55's

There is a hallway with an airing cupboard housing a new boiler, a storage cupboard and a cloakroom. The living room is lovely and light, has extra width from an alcove, and has a door to the balcony. The kitchen is well equipped with a range of units and integrated appliances including a dishwasher, fridge and freezer, a washing machine, double oven, hob and an extractor fan. The bedroom is a good size double with a built-in wardrobe, has a door to the balcony, and there is a spacious ensuite bathroom. Throughout the property are emergency pull cords.

The apartment has new carpets, a new kitchen floor, and has been recently redecorated and cleaned.





Outside are beautifully kept communal gardens with seating areas. The parking can be allocated to a buyer once a space is available. There are also visitor parking spaces on site and a large buggy park.

A purpose-built scheme of apartments with well-tended communal grounds and first-class facilities in a secure setting and an excellent location. There are various communal facilities including a restaurant, hair and beauty salon, activity rooms and lounges as well as a cinema and conservatory. There is of course a secure entry system, large communal hallways, lifts and onsite reception staff.

What3Words///arrive.port.woven
Sat Nav: CB3 0GQ

Tenure: Leasehold

There are 111 years remaining of the original 125 year term.

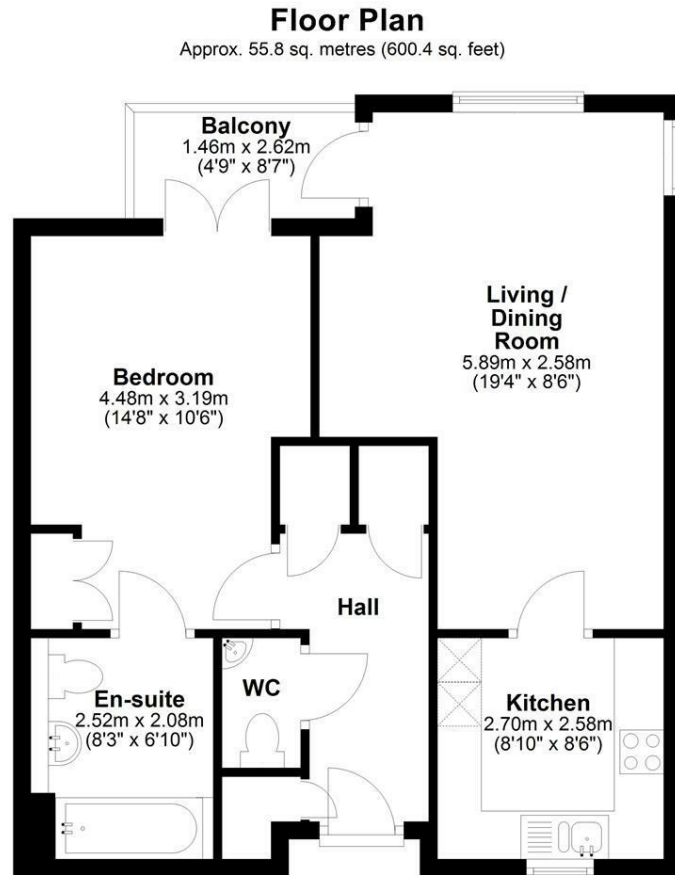
Service charge is £1,161.76 per month (£13,941.12 per annum)

Ground rent: £41,67 per month (£500 per annum)

The service charge includes heating, weekly cleaning, tumble dryers in the laundry room and the buildings insurance.



Floor Plan



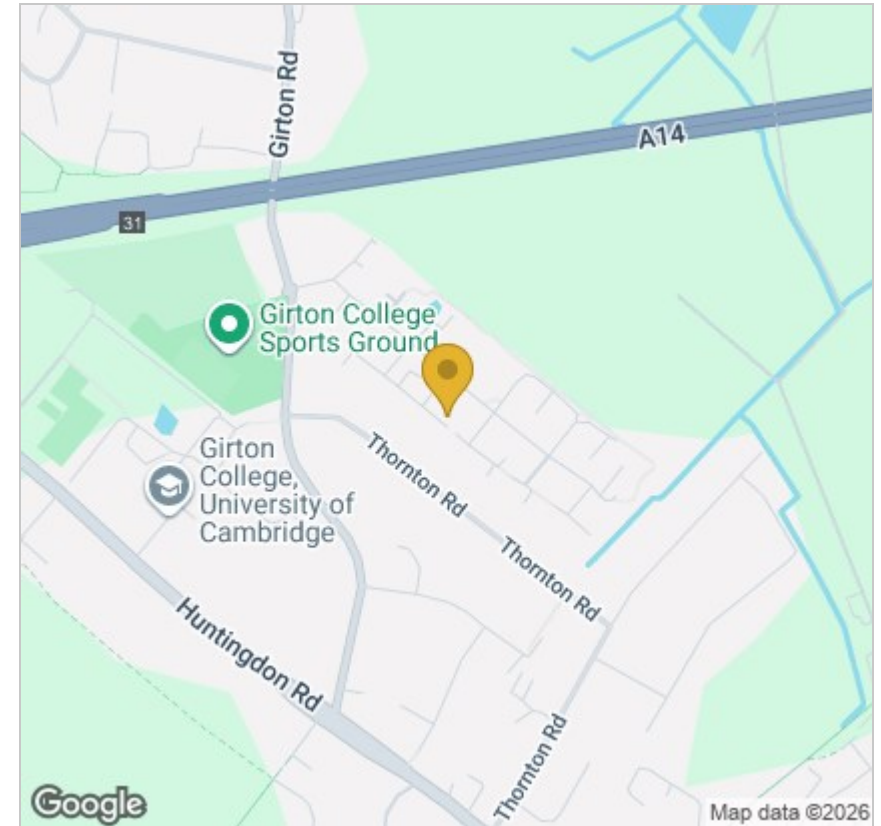
Total area: approx. 55.8 sq. metres (600.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

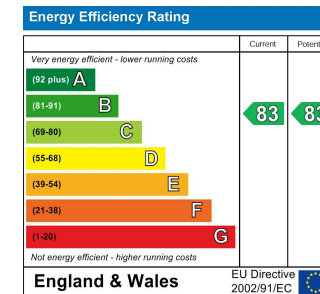
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold
Council tax band: C

Area Map



Energy Efficiency Graph



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