

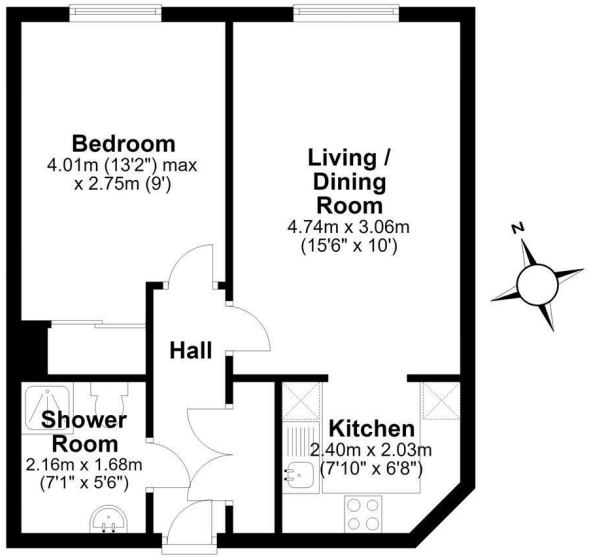
31 Havenfield Arbury Road, Cambridge, CB4 2JY

Guide price £80,000

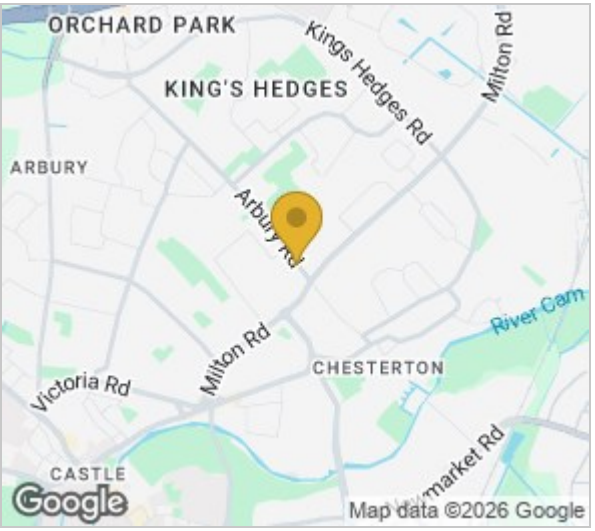
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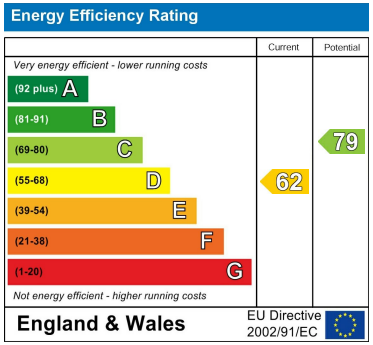
Floor Plan

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 40.5 sq. metres (436.1 sq. feet)





- 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 57 years remaining on the lease. The annual service charge is £3,229.28 and the annual ground rent is £272.68.

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