

Bush & Co.



12 Havenfield Arbury Road, Cambridge





Guide Price £60,000 Leasehold

About the Property

Havenfield is a well regarded complex of retirement properties for those over the age of 60. The development sits within beautifully kept gardens and features a large communal lounge, which hosts frequent social events. There is a lift to all floors, guest suite, ample car parking, laundry room and careline system. Nearby facilities include a doctors surgery, supermarket, post office. The city centre shopping areas and Cambridge north railway station are located less than two miles away with a regular bus service nearby.

The property is a ground floor apartment, which is pleasantly situated at the back of the development, opening onto the communal gardens with direct access from the living room.

The hallway has a large built in cupboard which houses the hot water tank.

There is a living room with patio doors leading to the gardens. An opening takes you through to the kitchen, which comprises a range of wall and base units with oven and hob as well as plumbing for washing machine and sink unit.

The well proportioned double bedroom has a built in wardrobe with mirrored sliding doors.

There is a tiled wet room with a shower area, w.c and wash basin.

Outside - There are well kept communal garden areas and a residents car park.

TENURE - Leasehold

TERM - 99 years from 1st October 1985

MAINTENANCE CHARGES - £244.89 PCM

GROUND RENT - £136.34 Twice Yearly

COUNCIL TAX - Band B

Property Highlights

- Ground Floor Retirement Apartment
- North City Location
- Vacant Possession
- 1 Bedroom
- Quietly Positioned
- Opening Onto Gardens
- Communal Car Park
- Laundry Facilities
- Residents Lounge

Further Information

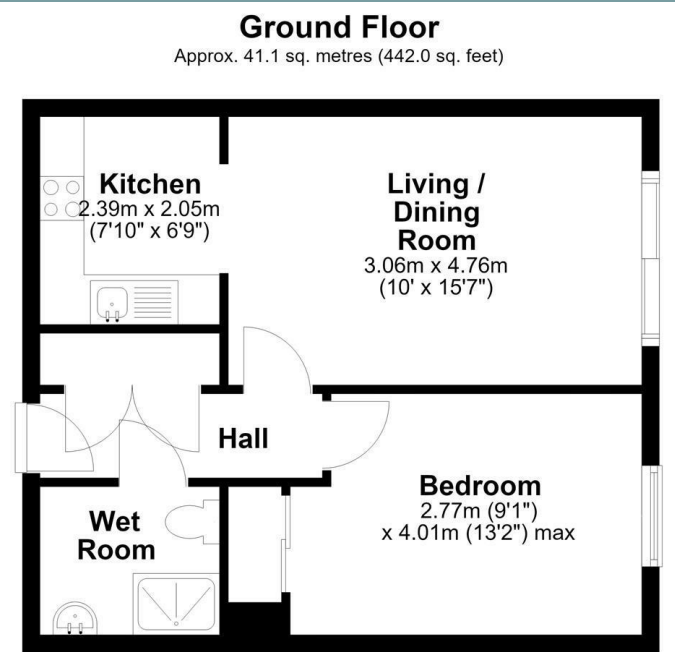
Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

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Total area: approx. 41.1 sq. metres (442.0 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk