



39 Abbeyfield Wellbrook Way
Girton, CB3 0GQ

Offers in excess of £100,000



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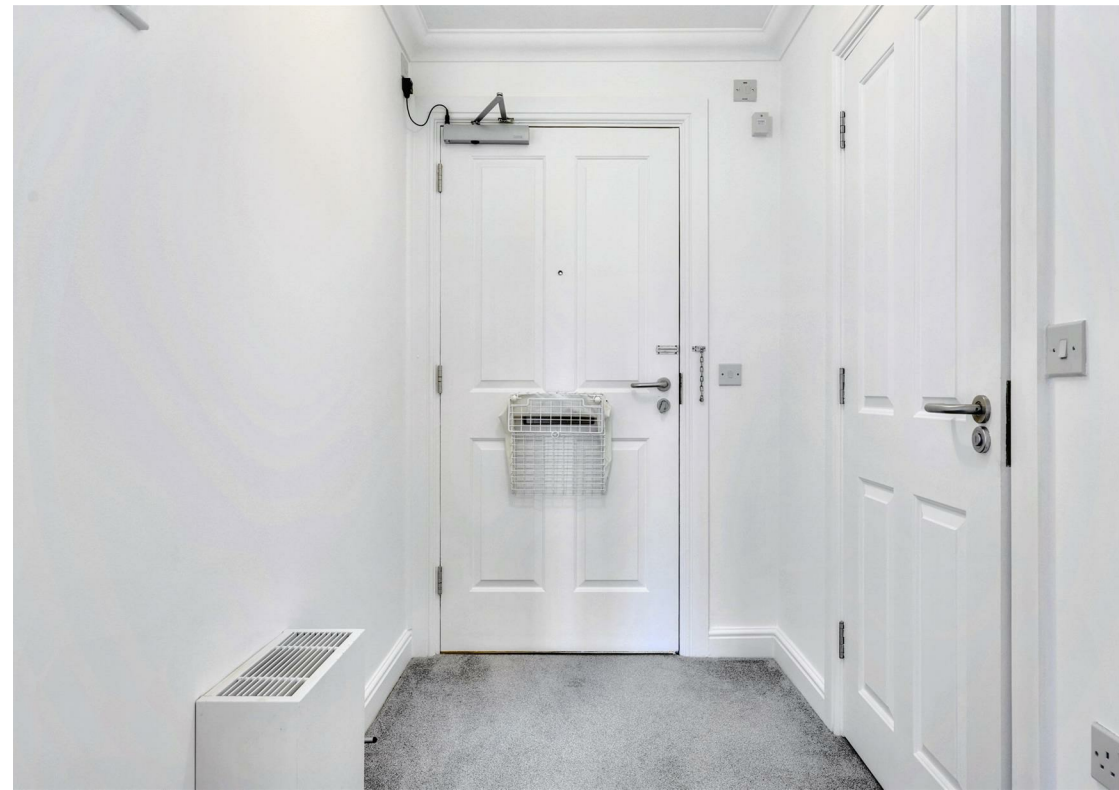
- Beautifully appointed apartment
- Excellent facilities
- Over 55s development

A great condition, 2-bedroom ground-floor apartment with a private garden located in a sought-after and particularly well-equipped retirement complex. This apartment is a good size, 776 sq. ft, and provides comfortable accommodation for the over 55's and has no onward chain.

There is a hallway with an airing cupboard, storage cupboard. The living room is lovely and light, has a door to the garden and is open plan to the kitchen area. 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 main bedroom is a nice size double with a built-in wardrobe, and has French doors to the terrace. There is an ensuite shower room with a large walk-in shower and WC and also a separate bathroom from the hallway. The second bedroom, which has a built-in wardrobe and French doors to the garden.

The whole flat has been recently decorated. The washing machine and dishwasher are less than 2 years old. Also there is new flooring in the bathrooms and the carpets are just over a year old.

Outside there is a garden area with shrubbery and patio paving. The parking can be allocated to a buyer





once a space is available. There are also visitor parking spaces.

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:///tests.pocket.kinds

Sat Nav: CB3 0GQ

Tenure: Leasehold

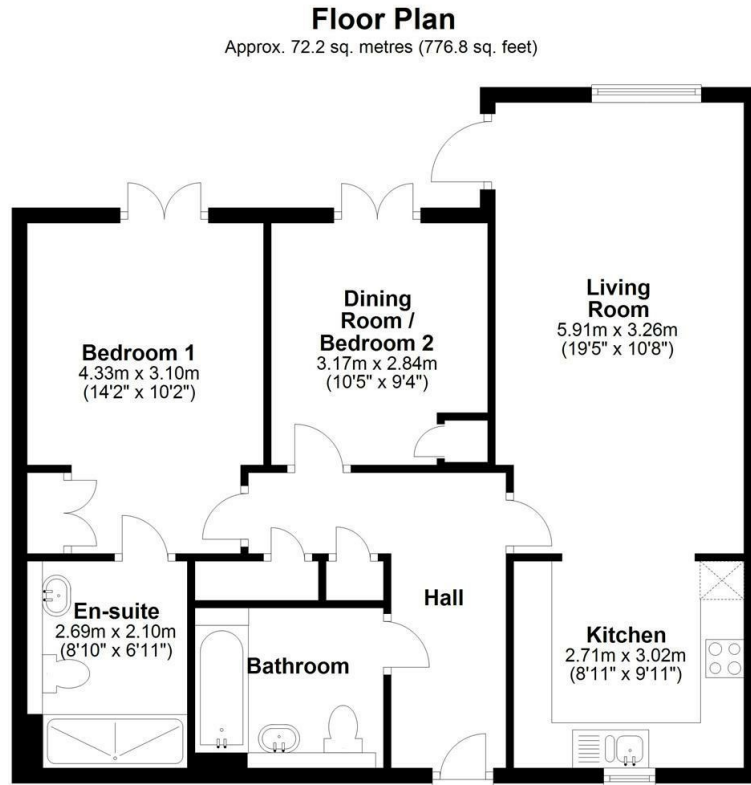
There are 111 years remaining of the original 125 year term.

Service charge is £1,227.49 per month (£14,729.88 per annum)

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



Floor Plan



Total area: approx. 72.2 sq. metres (776.8 sq. feet)

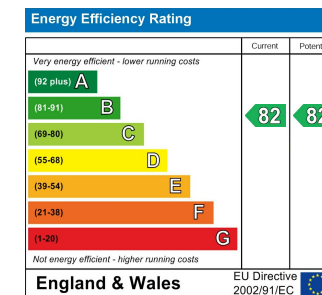
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold
Council tax band: D

Area Map



Energy Efficiency Graph



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