



Ash Grove Burwell

Pocock + Shaw

64 Ash Grove
Burwell
Cambridgeshire
CB25 0DS

A surprisingly spacious and generously proportioned, 1 bedroom, first floor apartment for the over 55's. Superbly presented and pleasantly positioned in this exclusive development close to the centre of this vibrant and well served village. A viewing is advised to truly appreciate all the space this lovely apartment has to offer. EPC:C

- Generous first floor apartment
- 1 double bedroom
- 24hour emergency system
- Attractive retirement complex for over 55's
- Beautifully maintained communal gardens
- On site manager, excellent on site facilities
- Residents lounge and ample parking for visitors
- Guest suites available
- High quality retirement apartment
- Leasehold

Asking Price £87,000



Burwell is situated in pleasant countryside approximately eleven miles northeast of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

Ash Grove is a development of high-quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient setting within this highly regarded and sought-after village. This particular, very well presented, generously proportioned apartment is situated on the first floor of the favoured west side of the building and offers surprisingly spacious accommodation with an attractive outlook.

Ash Grove also provides a number of communal facilities including a residential lounge, quiet room and a laundry. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suits available to hire should you have an occasional overnight family member or guest to stay.

With the benefit of electric wall mounted night storage heaters, and 24 hour emergency on call warden alarm system, in detail the accommodation includes:-

Entrance Hall

With an entrance door, electric wall mounted storage heater, fitted carpet, door to storage cupboard, double door to storage cupboard housing the hot water cylinder and fitted with wooden shelving, warden alarm control panel.

Sitting Room 5.71m (18'9") x 3.65m (12')

A delightfully light and airy dual aspect room, with a window to rear aspect, window to side aspect, feature fireplace, electric storage heater, two wall lights, two pendant ceiling lights, warden alarm pull.

Kitchen/Diner 2.92m (9'7") x 2.35m (7'8")

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/4 bowl stainless steel sink unit with single drainer, stainless steel swan neck mixer tap and tiled surround, concealed under-unit lights, plumbing and space for washing machine, space for fridge, freezer, electric point for cooker, built-in eye level fan assisted double oven, built-in four ring electric ceramic hob with extractor hood over, electric eye level grill, with a window to rear aspect, vinyl flooring, three-way ceiling pendant light.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure with matching shower base and glass screen, low-level WC, full height tiled surround, heated towel rail, vinyl flooring, ceiling spotlights and warden alarm pull, electric fan heater, extractor fan, wall mounted mirror, wall mounted medicine cabinet, shaver point and light.

Bedroom 4.10m (13'5") x 3.18m (10'5")

With a window to side aspect, fitted carpet warden alarm pull, electric wall mounted storage heater.



Tenure

The property is offered for sale on a leasehold basis on a 99 year lease starting 1/10/1988. There is an annual service charge of £2993.39 for the period 1/6/23 - 1/6/24, which covers buildings insurance, communal maintenance, lighting, gardening and water. There is an annual ground rent charge of £166.38.

Services

Mains water, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a no flood risk area.

Council Tax Band: B

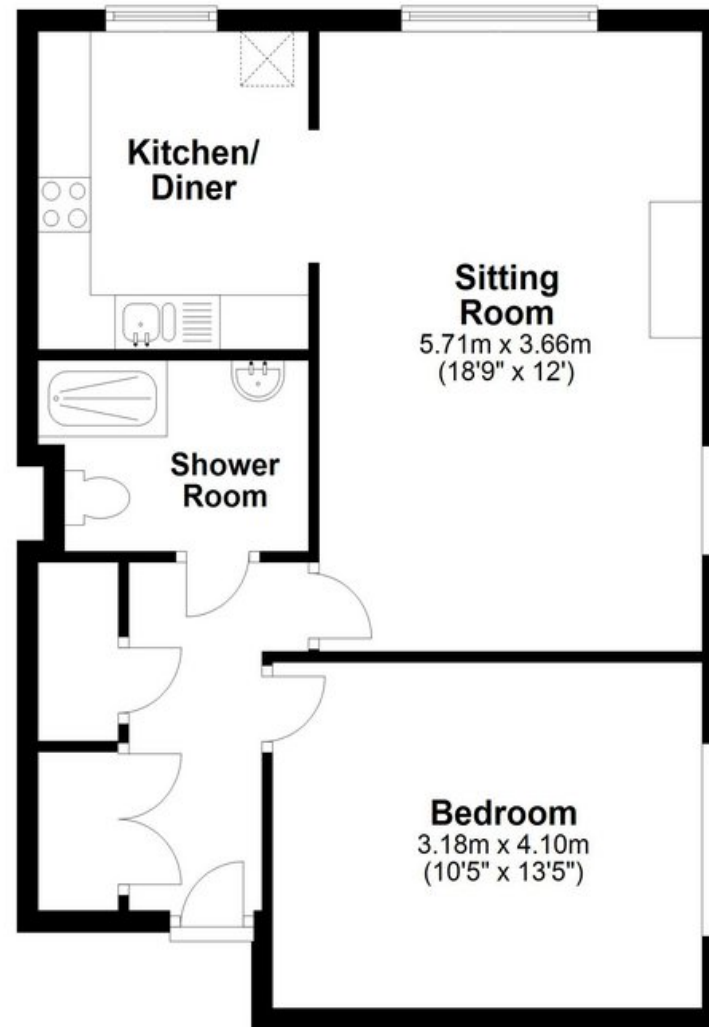
East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS



Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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