

pocock & shaw

Residential sales, lettings & management



30 Ash Grove
Burwell
Cambridge
CB25 0DS

Delightfully situated on the ground floor overlooking the beautifully tended communal gardens, this superbly presented one bedroom apartment set within the main building of this attractive retirement complex is offered for sale to the over 55's. EPC: C

- Ground floor apartment
- 1 double bedroom
- 24 hour emergency system
- On site manager
- Many on-site facilities
- Residents lounge and ample parking for visitors
- Beautifully maintained communal gardens
- Guest suites available
- High quality retirement apartment
- Leasehold

Guide Price: £84,950



Burwell is situated in pleasant countryside approximately eleven miles north east 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, Anglican and non conformist churches, post office, 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 into London's Liverpool Street and King's Cross Stations.

Delightfully situated on the ground floor overlooking the communal gardens, this superbly presented one bedroom apartment set within the main building of this attractive retirement complex is offered for sale to the over 55's. Ash Grove is a development of high-quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient position within this sought-after village.

This particular superbly presented apartment is situated on the ground floor of the main building and offers 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 in detail the accommodation includes:

Entrance Hall

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

Lounge/Diner 4.97m (16'4") x 3.17m (10'5")

With a window to the front aspect, feature electric fireplace, electric storage heater, telephone point, TV point, carpet flooring, open plan to kitchen.

Kitchen 2.42m (7'11") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, concealed under unit lights, stainless steel inset sink unit with single drainer, stainless steel taps, tiled splash backs, space for a fridge and freezer, plumbing for washing machine, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, laminate flooring.

Bedroom 4.52m (14'10") x 2.85m (9'4")

With a window to the front aspect, electric storage heater, TV point, fitted wardrobe with sliding mirror doors, carpet flooring.

Bathroom

Fitted with a three piece suite comprising panel bath, with shower over, pedestal wash hand basin, tiled surround, low-level WC and heated towel rail, electric fan heater, extractor fan.

Outside There are immaculately maintained communal gardens and grounds, residents and visitors parking on site.



Services

Mains water, drainage and electricity are connected.

Tenure

The property is offered for sale on a leasehold basis held on a 99 year lease from 1988. There is an annual service charge of £2993.39, for the period 1/7/23 - 30/6/24, which covers building insurance, communal maintenance, lighting, gardening and water. There is an ground rent charge of £166.38.

Council Tax: Band B

East Cambridgeshire District Council

Viewing: Strictly by arrangement with Pocock & Shaw. KS



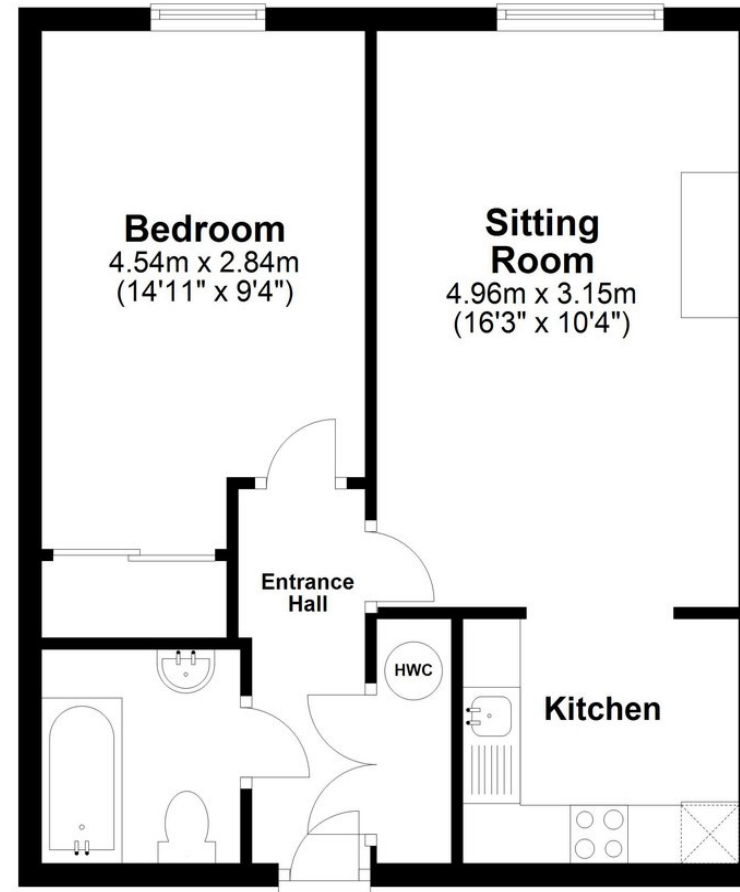
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Floor Plan



An independent firm with five local offices and London marketing via the Mayfair Office

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