



40 Havenfield, Arbury Road, Cambridge CB4 2JY



pocock & shaw

Residential sales, lettings & management

40 Havenfield
Arbury Road
Cambridge
Cambridgeshire
CB4 2JY

Beautifully refurbished and well-appointed apartment, available now, in sought after development close to local amenities and Cambridge city centre.

- Delightful south-west aspect from principal rooms
- New bespoke fully fitted kitchen with integrated appliances
- New fully tiled bathroom with spacious walk-in dual outlet shower
- New carpets, insulation underlay and floor tiling throughout
- Freshly decorated, ready for immediate occupation
- Energy efficient radiators with individual electronic thermostats and 24/7 digital programming

Guide price £95,000



Exclusively for those 60 and over, the Havenfield development enjoys private gardens, car and bike parking, guest suite, lift, laundry room, residents' lounge and dedicated development manager.

Quietly situated in mature grounds, Havenfield is a stone's throw from the cafés, shops, chemists and surgeries of both Arbury Court and Milton Road. A nearby bus stop, alternatively a half hour level walk, brings you to the city centre with its fashionable restaurants and cosy pubs; celebrated theatre and museums; public parks, including Jesus Green and Midsummer Common; ancient colleges, river Cam and boating; Grand Arcade and Grafton Centre shopping malls; thriving daily market; and fast trains to London.

This lovely first floor apartment comprises entrance hallway, with large storage cum facilities cupboard; south-west facing sitting room, leading to kitchen; south-west facing double bedroom; and bathroom. The new bespoke fully fitted kitchen incorporates soft close cabinetry; multi-ring ceramic hob; halogen lit extraction hood; fan oven with multi-level cooking and aqua clean; frost free fridge freezer; and washer dryer with economy auto adjust. The new fully tiled bathroom features walk-in swivel screen shower with both rainfall head and adjustable handset; vanity unit and basin; illuminated mirror cabinet with demister and charging socket; soft close WC; towel radiator; and extractor fan. Access to private storage cupboard on second floor.

In detail, the accommodation comprises:

Communal Entrance with office, lift and stairs, to first floor and private front door to the apartment which comprises:

Entrance Hall Electric radiator, double doors to a generous airing/cloaks cupboard with slatted wood shelving and coathooks, wall mounted communal door entry and emergency call control, panel, doors to:

Sitting/Dining Room 15'8" x 10'1" (4.77 m x 3.07 m) South/westerly facing window to front, two wall mounted electric radiators, opening onto the:

Kitchen 7'9" x 6'9" (2.36 m x 2.05 m) Newly installed Shaker style bespoke kitchen with soft-close cabinetry and stainless steel handles, under unit lighting, 'Pokhara' marble laminate worktop and 'Alusplash' splashback, 'Sioform' natural quartz sink with NoSplash ceramic cartridge mixertap, ceramic glass hob with three speed extractor hood (with lighting) over and fan oven below, washer/dryer with economy 'AutoAdjust' and 'Flexitime' programming, Fridge/freezer with 'TwinTech' frost free and 'supercool' features, adjustable LED ceiling spotlight

Bedroom 13'5" x 9'1" (4.09 m x 2.78 m) South/westerly facing window to front, mirror-fronted sliding doors to built-in wardrobe to one wall with shelving and hanging rail, electric radiator

Bathroom Newly refurbished, this room now incorporates fully tiled walls, large contemporary walk-in shower enclosure with glass screen, thermostatic shower unit with rainfall head, adjustable handset, and anti-scald technologies, vanity unit with soft close drawer, integrated basin and ceramic cartridge mixertap, LED illuminated mirror cabinet with infra-red sensor control, demister pad and charging socket for toothbrush, chrome towel radiator with SMART thermostatic control, Extractor fan and adjustable LED ceiling light

Outside The development is quietly situated, set back from the roads and enjoys private mature gardens and, car and bike parking for residents and their guests (on a first come first served basis).

Tenure The property is leasehold 99 years from October 1985 (freeholder -granted option for new owner to extend lease hold term by negotiation). There is a service charge of £2840pa which covers 24 hr emergency monitoring and alarm call service, buildings insurance, maintenance, decoration and cleaning of all buildings, grounds and communal areas, on-site managerial and facilities service. There is a ground rent payable of £273pa, and the Council Tax is Band B

Viewing by arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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