Ash Grove, Burwell

Pocock + Shaw

38 Ash Grove
Burwell
Cambridgeshire
CB25 0DS

A surprisingly spacious and generously proportioned GROUND floor apartment exclusively for the over 55's, prominently positioned within the sought after Ash Grove development in Burwell.
Enjoying a convenient location close to local amenities and benefits from warden controlled alert assistance for added peace of mind.

Guide Price £125,000

Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 41/2 miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses. There is an excellent range of facilities including a primary school, various shops catering for everyday requirements, a church, public houses, Pharmacy, together with 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 Station.

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Property Information Ash Grove is a development of high quality 1 and 2 bedroom, retirement apartments, bungalows and cottage style properties situated in a convenient position within this much sought after village. This particular apartment is situated on the Ground Floor floor and enjoys a pleasant outlook over the central attractive communal gardens. The apartment offers well appointed accommodation comprising of an entrance hall, sitting/dining room, fitted kitchen with a built in oven and hob, 2 bedrooms , one with built in wardrobes and a modern generously sized, refitted shower room.

Ash Grove information Ash Grove is “manager controlled” with a 24hr emergency call line response system in place for times when the manager is off duty. Ash Grove also provides a number of communal facilities including a residential lounge, quiet room and laundry facilities. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suites available to hire should you have an occasional overnight member of the family or guest to stay.

Entrance Hall With an entrance door, electric storage heater, large storage cupboard with wooden shelving, airing cupboard housing the lagged hot water tank, carpet flooring.

Sitting Room 5.53m (18'2") max x 4.06m (13'4") With a window to front aspect, window to side aspect, electric storage heater, feature fireplace, carpet flooring, 2 ceiling lights, open plan to:

Kitchen 3.20m (10'6") x 2.01m (6'7") Fitted with a matching range of base and eye level units with worktop space over, fitted drawers, stainless steel sink unit with single drainer with stainless steel taps and tiled splashbacks, plumbing for washing machine, space for fridge and freezer, integrated, electric, built-in eye level fan assisted double oven, built-in four ring hob with extractor hood over, electric, window to rear, laminate flooring.

Bedroom 1 4.37m (14'4") x 2.86m (9'5") With a window to side aspect, electric storage heater, fitted wardrobe with sliding mirrored doors, fitted carpet.

Bedroom 2 / Study 3.12m (10'3") x 2.09m (6'10") With a window to side aspect, electric wall mounted heater, carpet flooring.

Shower Room 1.95m (6'5") x 1.63m (5'4") Refitted with a three piece suite comprising large walk in shower cubicle with glass sliding doors, fitted hand rail, hand shower attachment over, fully tiled surround, low level WC and fitted hand rail, pedestal hand wash basin with mixer tap, electric heated towel rail, wall mounted mirror & mirrored medicine cabinet, laminate flooring.

Services & Tenure
The property is leasehold and is held on a 99 year lease from 1988.

There is an annual service/ maintenance charge of £3853.53 which also covers building insurance, communal maintenance and lighting, gardening etc. There is an annual ground rent charge of £215.30

Council Tax Band: C
East Cambridgeshire District Council.

Mains water, electricity and drainage are connected.

Property type: Apartment, Ground Floor.

The complex is of standard construction.

The property is in a very low flood risk zone.

The property is not in a conservation area.

Mobile coverage: EE, Three, O2, providers available.

Satellite TV: BT, SKY, Virgin.

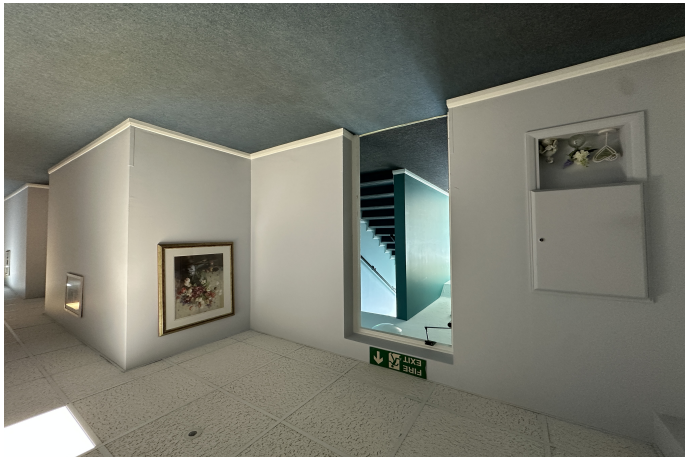
Broadband: Basic, 17Mbps, Superfast: 54 Mbps.

Viewing: By arrangement with Pocock + Shaw. KS

Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)

Total area: approx. 69.0 sq. metres (743.0 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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