



**Burling Way, Burwell CB25 0FJ**

**Guide Price £240,000**

## Burling Way, Burwell CB25 0FJ

A recently constructed, high quality and surprisingly spacious first floor apartment positioned at the front of this new development and located towards the village outskirts allowing superb access to Cambridge.

Well-proportioned, stunning light and airy rooms comprising some excellent fixtures and fittings throughout.

Boasting a communal entrance hall with intercom entry system, entrance hallway to property with ample storage cupboards, a fabulous kitchen with integrated appliances opening to the living room, 2 generously proportioned bedrooms, with ensuite to master and bathroom.

Additional benefits of this fantastic property include double glazed windows, gas central heating and allocated off street parking for two cars.

### Entrance Hall

Spacious entrance hall with doors leading to the kitchen/living room, both bedrooms and bathroom. Dual built-in storage cupboards. LVT wood flooring. Window to the front aspect.

### Kitchen/Living Room 23'6" x 19'3" (7.17m x 5.88m)

Kitchen: A range of contemporary eye and base level cupboards and storage drawers with worktop over. Integrated Hotpoint double oven with gas hob and stainless steel extractor above. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Attractively tiled splashbacks. Window to the rear aspect. Tiled flooring.

Living Room: Beautifully presented, spacious living room with window to the front aspect. Radiator. Door to the entrance hall.

### Master Bedroom 13'10" x 11'0" (4.23m x 3.36m)

Well presented double bedroom with window to the front aspect. Radiator. Doors leading to the en suite and entrance hall.

### En Suite

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and walk-in shower cubicle. Obscured window. Door leading to the Master bedroom.

### Bedroom 2 11'0" x 10'5" (3.36m x 3.18m)

Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the entrance hall.

### Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with mixer tap and shower attachment over. Attractively tiled to wet areas. Obscured window. LVT wood flooring. Door to entrance hall.

### Outside

Established shrub planting to the front of the building. Allocated parking area to the rear.

### PROPERTY INFORMATION

Maintenance fee - £1,100 Service charge per annum.

£200 Ground rent per annum

EPC - B

Tenure - Leasehold - 105 years remaining

Council Tax Band - B (East Cambs)

Property Type - First Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

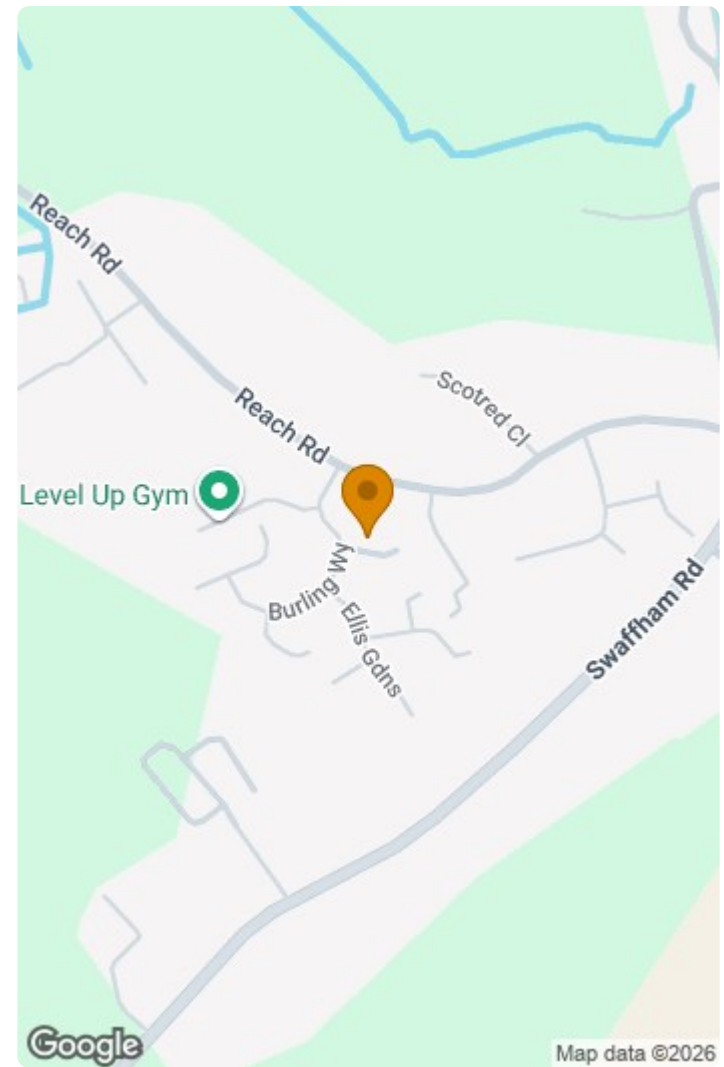
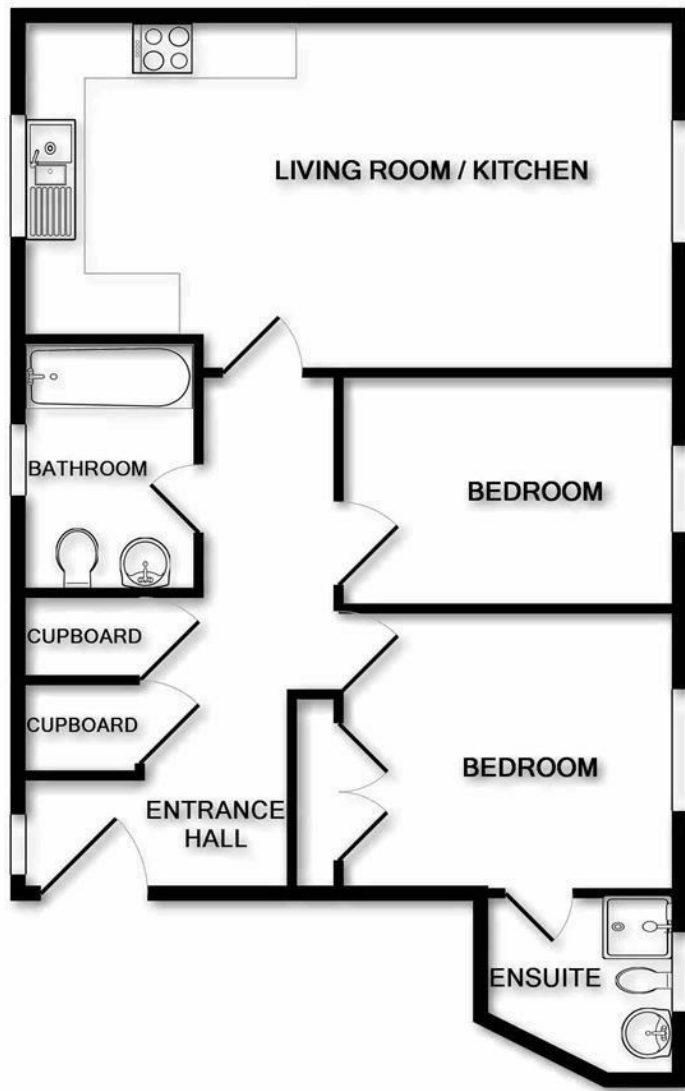
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	

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