



Ash Grove, Burwell
Cambridge, CB25 0DS
Guide Price £70,000

MA
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Ash Grove, Cambridge, CB25 0DS

A ground floor apartment set within this retirement complex aimed at the over 55's and located in the sought after village of Burwell.

Well presented and tastefully decorated, this property offers accommodation to include, communal entrance, entrance hall, living room, kitchen, master bedroom with built in wardrobe and bathroom.

No chain.

About Burwell:

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.

Entrance Hall

With airing cupboard, storage heater, door leading through to Living Room

Lounge/Diner

17'1" x 10'9"
Spacious living room with fire place with surround for an electric fire and storage heater.

Kitchen

7'10" x 7'0"

Fitted with matching range of eye level and base cupboards. Tiled splashbacks. Integral electric oven and hob, with extractor over. Space for undercounter fridge/freezer and plumbing for washing machine.

Bedroom

14'9" x 9'3"

Bedroom with built-in mirrored double wardrobe set in recess. Electric storage heater.

Bathroom

Comprising a low-level WC, hand basin, bath with wall mounted shower over, and tiled walls, with wall mounted heater."

Outside

Mature communal gardens. Parking for residents and visitors

Property Information:

Information: The Development Manager can be contacted via pullcords in each room within the property in the case of an emergency. For periods where the Development Manager is off duty there is 24-hour

emergency Appello response system.

Maintenance fee - The Service Charge was £2,766 for the year ending 30th June 2025, and the half-yearly Ground Rent to 31st March 2025 was £83.19.

EPC - C

Tenure - Leasehold believed to be 62 years remaining.

Council Tax Band - B (East Cambridgeshire)

Property Type - Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 41 SQM

Parking – Allocated parking & visitor parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric storage heaters

Broadband Connected - Ofcom advise likely/limited

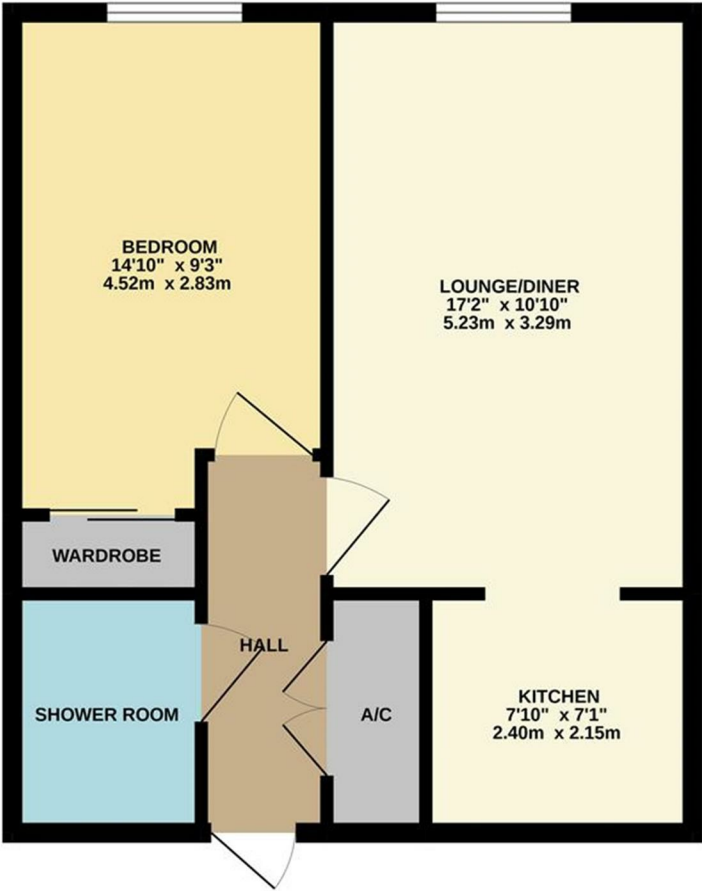
Broadband Type – Superfast available, Max 51Mbps download, 8Mbps upload

Mobile Signal/Coverage – Good

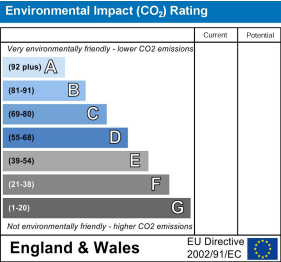
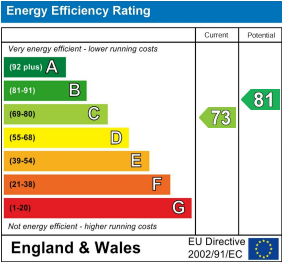
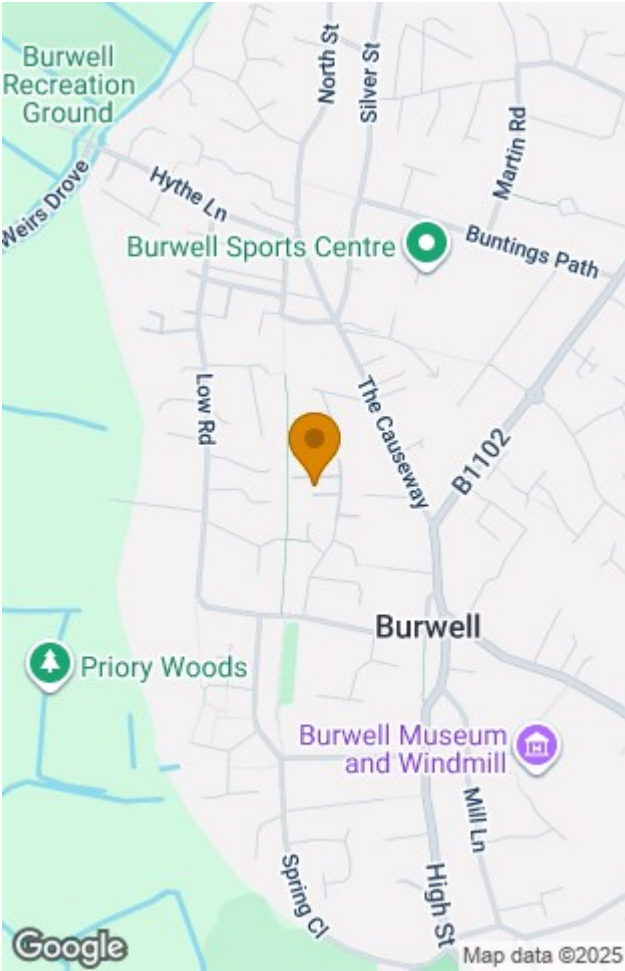
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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