



**Ash Grove, Burwell, Cambridgeshire CB25 0DS**

**Offers In The Region Of £70,000**

## Ash Grove, Burwell, Cambridgeshire CB25 0DS

A quite superb and rare opportunity to purchase a CORNER GROUND FLOOR APARTMENT pleasantly positioned within an attractive complex which is situated conveniently for Burwell's local amenities and thriving community and ready for occupation by persons of minimum 55 years of age.

Accommodation in brief comprises a communal entrance hall, entrance hall, sitting room/dining room, kitchen with window to gardens, a generous sized bedroom with fitted wardrobes and re-fitted bathroom. Further benefits include warden control alert assistance facilities throughout the property, double glazing and Economy 7 night storage heating.

A distinct advantage of Ash Grove is the beautifully kept grounds and excellent facilities for residents with ample parking for visitors.

We are advised the tenure of the property is leasehold due to the nature of this complex. An age restriction of 55 years is in place for residents.

Offered for sale with no onward chain.

- **Ground Floor Corner Apartment**
- **Beautifully Maintained Gardens**
- **Attractive Retirement Complex**
- **No Onward Chain**
- **Conveniently Located**
- **Over 55's Only**

### Accommodation Details

Communal entrance hall.

### Entrance Hall

Door to all rooms and the bathroom, large storage and airing cupboard and new electric storage heater.

### Lounge/Dining Room

A spacious dual aspect room with window to the front and side aspects and opening to:

### Kitchen/Breakfast Room

Fitted with a range of matching eye and base level cabinets with new doors, working surfaces with tiled surrounds, electric cooker point and extractor hood over, fitted oven, inset sink and drainer, spaces for white goods and window to the side aspect.

### Bedroom

With mirror fronted sliding doors to wardrobe, window to the front aspect and new electric storage heater.

### Bathroom

Re-fitted bathroom with walk in shower enclosure, wash hand basin and low level WC, tiled walls, towel radiator and electric heater.

### Outside

The property benefits from very well maintained grounds and parking adjacent to the apartment.

### Agents Notes

Offered for sale on a Leasehold basis. Number of year remaining on current lease: 65. Annual maintenance charge of £1636.00 which covers building insurance, communal maintenance and lighting, gardening etc. Ground rent charge of £168.38 per annum.

### PROPERTY INFORMATION

Maintenance fee - see agents notes  
EPC - D  
Tenure - Leasehold  
Council Tax Band - B (East Cambs)  
Property Type - Ground Floor Flat  
Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan  
Square Meters - 52 SQM  
Parking - Allocated  
Electric Supply - Mains  
Water Supply - Mains

Sewerage - Mains

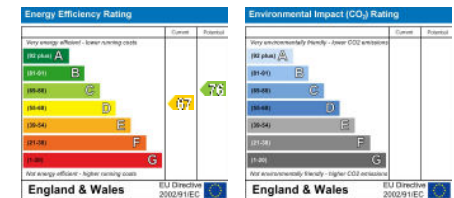
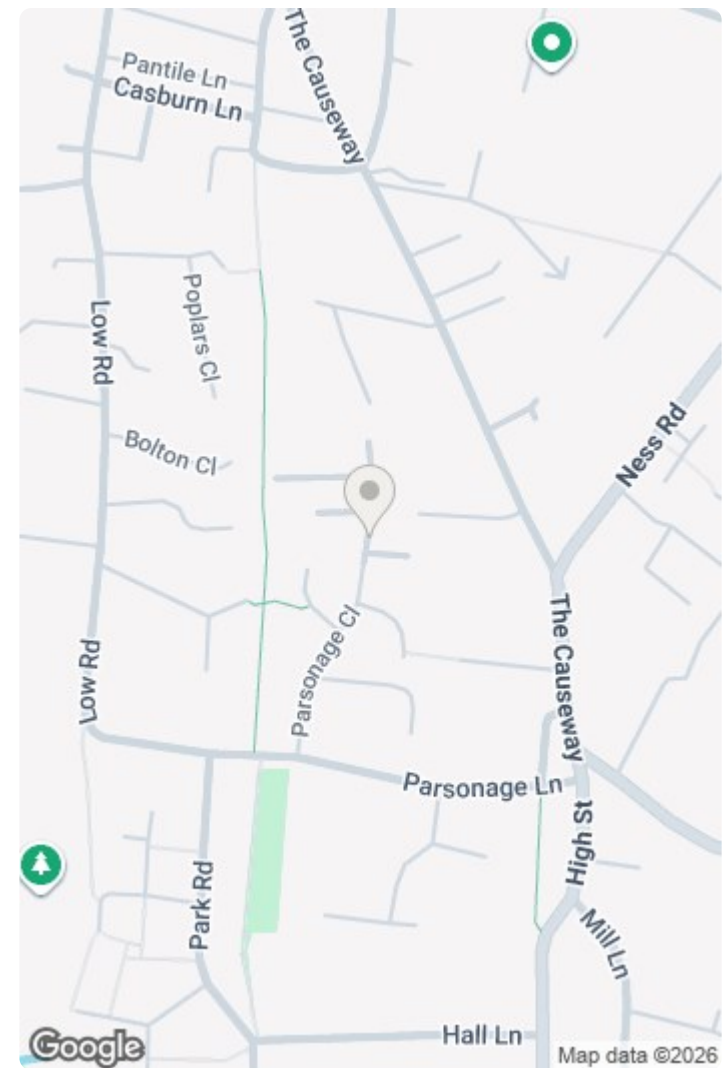
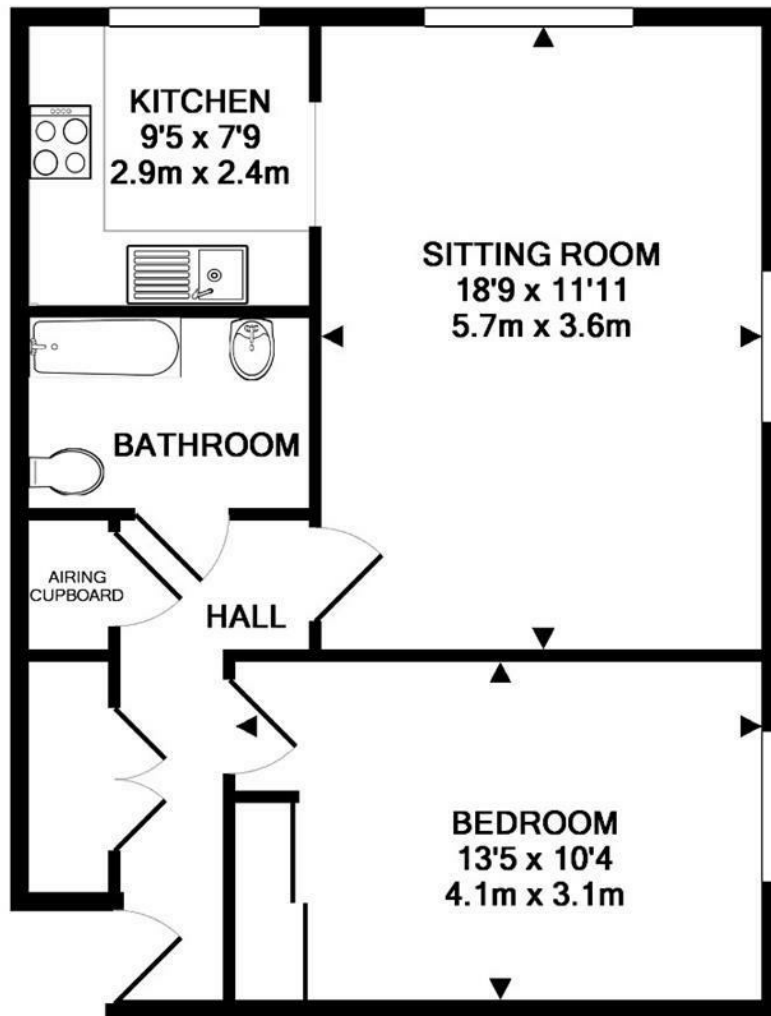
Heating sources - Electric

Broadband Connected - tbc  
Broadband Type - Superfast available, 56Mbps download, 9Mbps 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  
 Made with Metropix ©2016

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

