



Ash Grove Retirement Complex  
CB25 0DS

**Pocock + Shaw**



42 Ash Grove  
Burwell  
Cambridge  
CB25 0DS

A ground floor, one bedroom apartment pleasantly situated within this attractive and highly regarded complex for the over 55's. Comprising a communal entrance hall, entrance hall, lounge/dining room, modern fitted kitchen, generous bedroom with built in wardrobes, fitted bathroom. EPC: C

- Ground floor apartment
- 1 double bedroom
- 24 hour emergency system
- Attractive retirement complex for over 55's
- Beautifully maintained communal gardens
- On site manager, excellent on site facilities
- Residents lounge and ample parking for visitors
- Guest suites available
- High quality retirement apartment
- Leasehold

Asking Price £74,950





Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and 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 Stations.

Ash Grove is a development of high-quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient position within this sought-after village. This particular well presented apartment is situated on the ground floor of the west side of the building and offers spacious accommodation with an attractive outlook. Ash Grove also provides a number of communal facilities including a residential lounge, quiet room and a laundry. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suits available to hire should you have an occasional overnight family member or guest to stay.

With the benefit of electric wall mounted night storage heaters, and 24 hour emergency system, in detail the accommodation includes: -

#### **Entrance Hall**

With an entrance door, electric storage heater, double door to storage cupboard housing the hot water tank and fitted with wooden shelving, warden alarm control panel, carpet flooring.

#### **Lounge/Diner** 4.97m (16'4") x 3.17m (10'5")

With a window to the rear aspect, feature electric fireplace, electric storage heater, telephone point, TV point, carpet flooring, open plan to kitchen.

#### **Kitchen** 2.42m (7'11") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, concealed under unit lights, stainless steel inset sink unit with single drainer, stainless steel taps, tiled splash backs, space for a fridge and freezer, plumbing for washing machine, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, laminate flooring.

#### **Bedroom** 4.52m (14'10") x 2.85m (9'4")

With a window to rear aspect, electric storage heater, TV point, fitted wardrobe with sliding mirror doors, fitted single wardrobe, carpet flooring.

#### **Bathroom**

Fitted with a three piece suite comprising panel bath, pedestal wash hand basin, tiled surround, low-level WC and heated towel rail, electric fan heater, extractor fan, carpet flooring.

**Outside** There are immaculately maintained communal gardens and grounds, residents and visitors parking parking on site.

#### **Tenure**

The property is offered for sale on a leasehold basis on a 99 year lease from 1988. There is an annual service charge of £2993.39, for the period 1/7/23 - 30/6/24. which covers building insurance, communal maintenance, lighting, gardening and water. There is an ground rent charge of £83.19, for the period 1/4/23 - 30/9/23

#### **Services**

Mains water, drainage and electricity are connected.

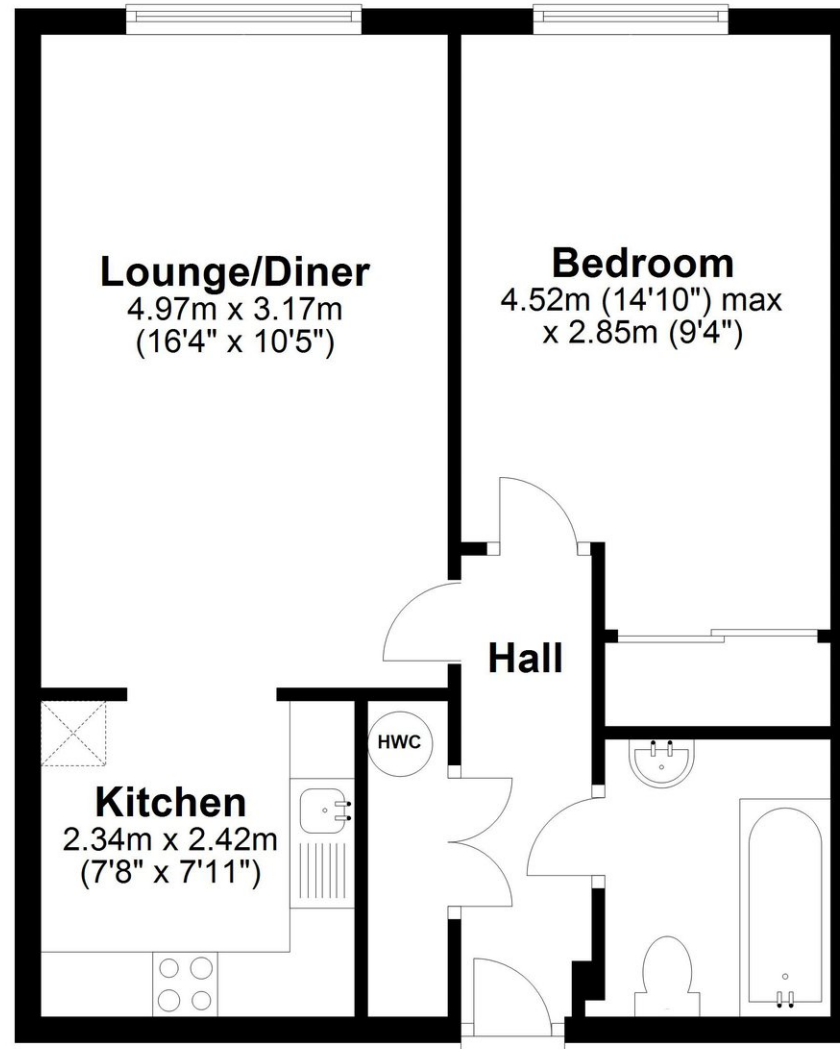
#### **Council Tax Band: B**

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. KS



## Ground Floor



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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