



35 Ash Grove
Burwell, Cambridgeshire CB25 0DS
Guide Price £72,000

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An opportunity to purchase a GROUND FLOOR apartment pleasantly positioned within the corner of an attractive and well regarded complex, ready for occupation by persons of minimum 55 years of age.

Accommodation in brief comprises communal entrance hall, entrance hall, sitting/dining room, kitchen, generous sized double bedroom with built in

wardrobes and a superb refitted shower room. Other benefits include economy 7 storage heating and double glazing with views from the living room and bedroom windows onto the beautifully kept grounds and gardens.

A distinct advantage of Ash Grove is that it has a range of excellent facilities for residents such as the laundry room, residents lounge and ample parking for visitors. There is also a House Manager.

No onward chain.

EPC (C)



Accommodation Details

Entrance Hall

Kitchen

Fitted with a matching range of eye level and base storage units with worktop surfaces, tiled splashbacks, built in oven, hob and extractor hood, space for fridge freezer, space and plumbing for washing machine.

Living / Dining Room 16'2" x 10'5" (4.95 x 3.18)

Fireplace with mantel and

hearth, window and television aerial connection point.

Bedroom 12'9" x 9'4" (3.89 x 2.87)
With window.

Bathroom

Suite comprising of double walk in shower, low level WC and pedestal wash hand basin.

Agents Notes

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

There is an annual maintenance charge paid monthly of £187.42 which covers building insurance, communal maintenance, lighting, gardening and water. There is a ground rent charge of £215.30 per annum.



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