

**79 Ash Grove, Burwell
Cambridgeshire CB25 0DS
Guide Price £120,000**

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk



A second floor 2 bedroom apartment forming part of this modern and attractive complex which is situated conveniently for Burwell's local amenities and thriving community. Located in a courtyard style arrangement of beautifully maintained gardens and benefits from well-proportioned accommodation and adjacent parking with easy access to the on-site facilities.

The apartment is located on the second floor and is easily accessible using the conveniently situated lift and stairs. Offering well-presented accommodation throughout to include an entrance hall with useful ample storage cupboards, living/dining room, a refitted kitchen with integral appliances, 2 bedrooms with fitted wardrobes to master and a newly refitted bathroom. Benefits from new carpets and decoration throughout

Further benefits include warden control alert assistance facilities throughout the property, double glazing and Economy 7 night storage heating. Communal parking.

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

No Onward Chain.

EPC (C)



Entrance Hall

Airing cupboard housing the hot water tank and shelving for storage, large storage cupboard, emergency pull cord and doors to:

Lounge

13'3x17'9 (4.04mx5.41m)

Feature fireplace with electric power point, television aerial and telephone connection points, emergency pull cord, storage heater and double aspect windows to the front and side.

Kitchen

5'9x10'3 (1.75mx3.12m)

Fitted with a matching range of eye level and base storage units with worktop surfaces, sink and drainer with mixer tap, built in electric over, four ring hob, fridge, freezer and microwave and slimline dishwasher, extractor fan and window to the side aspect.

Bedroom 1

14'5x9'5 (4.39mx2.87m)

Built in wardrobe, telephone and television aerial connection points, emergency pull cord, storage heater and window to the front aspect.

Bedroom 2 / Dining Room

9'9" x 6'10" (2.97m x 2.08m)

Window to the front aspect, storage heater and emergency pull cord.

Bathroom

Suite comprising of panel sided bath with shower over, low level WC, pedestal wash hand basin, heated towel rail and light and shaver point.

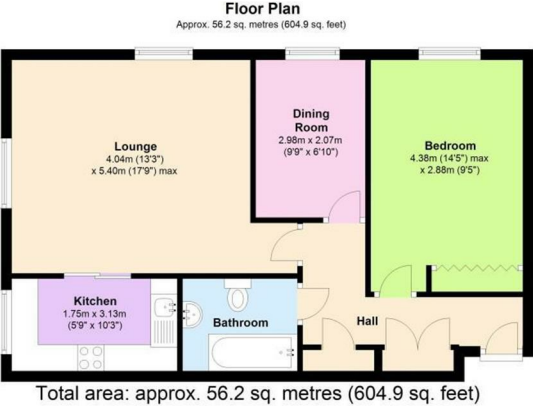
Agents Notes

Agents Notes: The property is leasehold and is held on a 99 year lease from 1991. There is an annual maintenance charge paid monthly of £178.32 which covers building insurance, communal maintenance, lighting, gardening and water. There is a ground rent charge of £215.30 per annum.

No maintenance to worry about outside the property - for example roof tiles.
No windows to replace.
No buildings/contents insurance.
No gardening. No shed required to house gardening equipment.
Windows cleaned every 6 weeks.

Communal areas to use inside and out - lounge can be hired free of charge for own gatherings.
Guest bedrooms to hire (nominal fee) for visitors.
Onsite hairdresser.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
72		77			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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