

**41 Myrtle Drive, Burwell  
Cambridgeshire CB25 0AJ  
Guide Price £179,995**

**MA**  
**Morris Armitage**  
**01638 742461**  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



A ground floor apartment set within this recently constructed development and positioned in close proximity of all local amenities.

Accommodation includes kitchen/sitting room, master bedroom with built in wardrobe and a bathroom.

Externally the property offers parking and small side garden area.

Share of freehold.

Council Tax Band A (East Cambridgeshire)  
EPC (C)



Accommodation Details

Door leading through to:

Living Room

13'1" x 10'5" (4.00 x 3.19)

Double aspect with windows to the front and side, open plan living/dining room and kitchen, television and telephone connection point, radiator, Karndean flooring, opening to:

Kitchen

7'3" x 5'1" (2.22 x 1.55)

Fitted with a matching modern range of base and eye level storage units with timber effect work surfaces over, stainless steel sink with drainer and mixer tap over, electric oven with separate gas hob and extractor hood above, tiled splashbacks, cupboard housing gas combi boiler, space and plumbing for dishwasher, integrated fridge/freezer, tiled flooring.

Hallway

Double storage cupboard with space and plumbing for washing machine, radiator, doors and access through to:

Bedroom

9'6" x 8'3" (2.91 x 2.54)

Built in wardrobe, television and telephone connection points, radiator, window to the front aspect.

Bathroom

Suite comprising low level WC, pedestal hand wash basin and panelled bathtub with shower overhead, part tiled walls, wall mounted vanity unit with mirror, wood effect flooring, radiator, spotlights to ceiling.

Outside

Allocated off road parking space, visitors spaces nearby, access to outside space with garden shed.

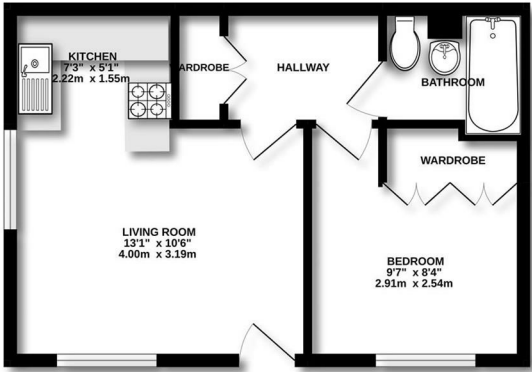
Agents Notes

Owners will own 50% of the freehold of the property, meaning there will be no ground rent or service charge.

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

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

GROUND FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. No guarantee is given as to the accuracy of the figures. The seller, agent and advertiser accept no liability for any error or omission as to their accuracy or efficiency can be given. Plans and drawings ©2022

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