



**Ash Grove**  
**Cambridgeshire, CB25 0DS**  
**£77,500**

## Ash Grove, Cambridgeshire, CB25 0DS

A recently improved and updated first floor apartment set within this complex aimed at the over 55's and set within this well served and highly regarded village.

Accommodation includes communal entrance, private entrance hall, living room, kitchen, double bedroom with built in wardrobes and a refitted shower room.

No chain.

EPC - tbc  
Council Tax - B

### Accommodation Details

#### Entrance Hall

With airing cupboard, door leading through to Living Room

#### Kitchen 7'10" x 7'0" (2.40m x 2.15m)

Fitted with matching range of eye level and base cupboards. Tiled splashbacks. Integral electric oven and hob, with extractor over. Space for undercounter fridge/freezer and plumbing for washing machine.

#### Living Room 17'1" x 10'9" (5.23m x 3.29m)

Spacious living room with fire place with surround for an electric fire. New carpet.

#### Bedroom 14'9" x 9'3" (4.52 x 2.83)

Bedroom with built-in mirrored double wardrobe set in recess. Electric storage heater. New carpet

#### Shower Room

Suite comprising of double walk-in shower, low level W.C, hand basin, heated towel rail. New vinyl flooring

#### Outside

Mature communal gardens. Parking for residents and visitors

#### PROPERTY INFORMATION

Maintenance fee - Service & Ground rent

EPC - TBC

Tenure - Leasehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Apartment

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 36

Parking – Allocated parking & visitor parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric storage heaters

Broadband Connected - TBC

Broadband Type – Superfast available, Max 51Mbps download, 8Mbps upload

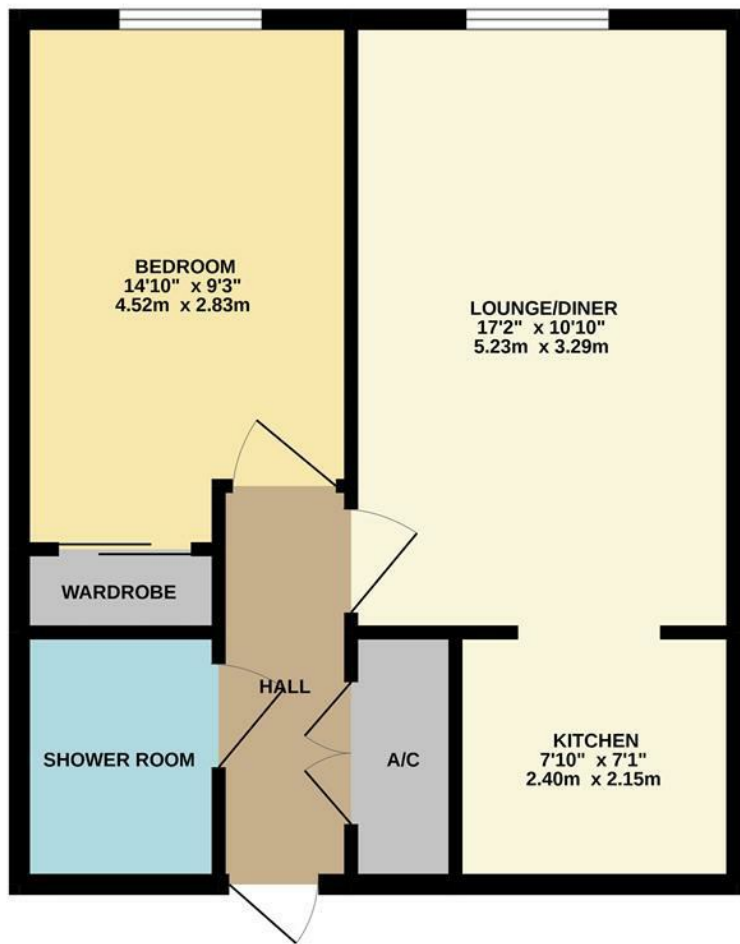
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the

vendor is aware of

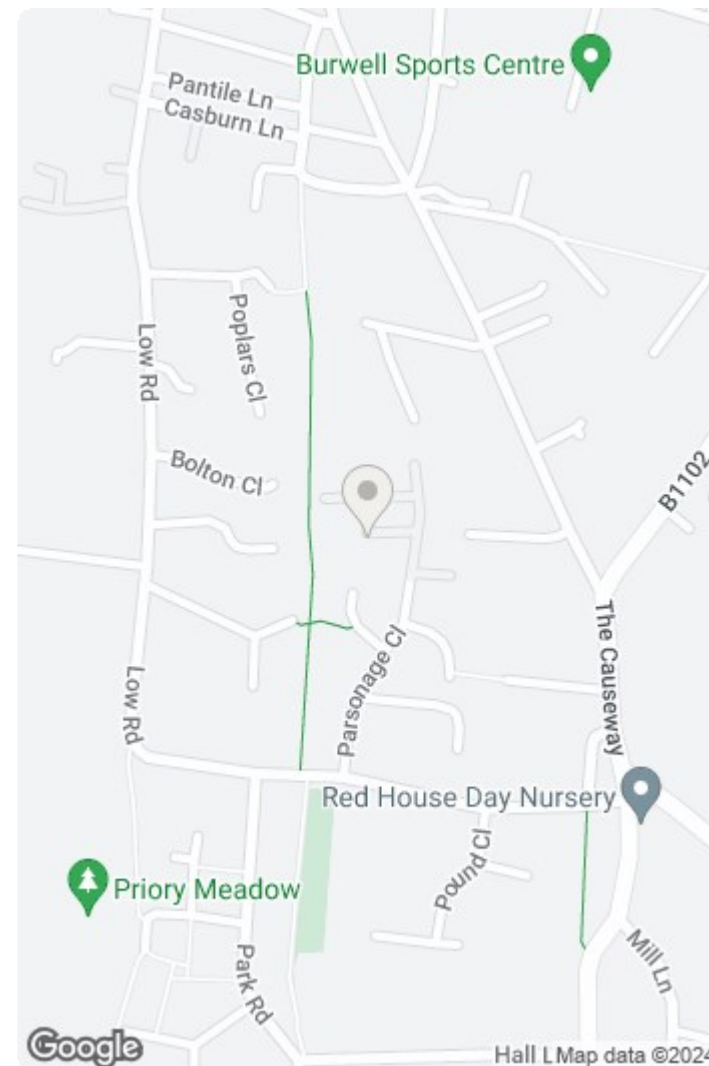


GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
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	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

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