

## 74 Ash Grove (Burwell)

Parsonage Close, Burwell, Cambridgeshire, CB25 0DS



**PRICE: £85,000**

**Lease: 99 years from 1988**

### Property Description:

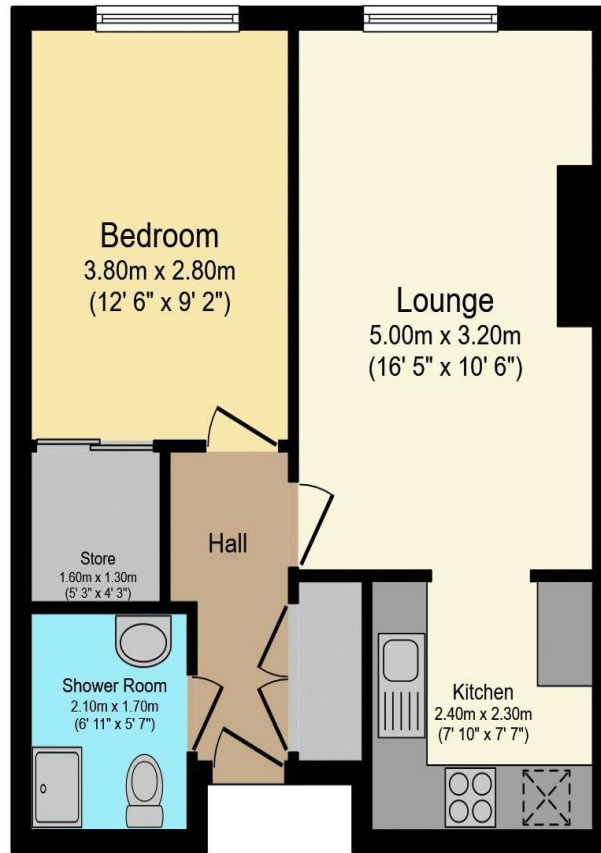
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR OVERLOOKING THE MAIN GARDENS**

Ash Grove is in an excellent village location, approximately 4 miles from Newmarket with Cambridge and Bury St Edmunds within 15 miles and near to good traffic links. Good range of shops, cafes, supermarket, doctors and pharmacy. Buses to Cambridge and Newmarket. Ash Grove was constructed by Anglia Secure Homes and comprises apartments, bungalows and cottage style properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Ground rent review pending. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- 2 Guest Suites
- Development Manager
- Minimum Age 55
- To include carpets, light fittings and fitted wooden venetian blinds
- Lease: 99 years from 1988



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 43.9 sq.m. (472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£166.38**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£2993.39**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0.00 Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.