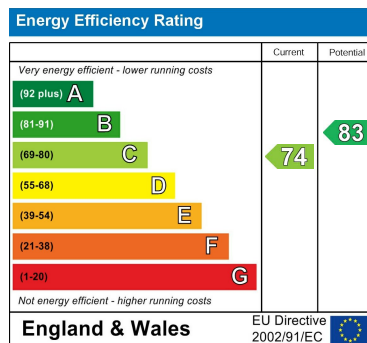
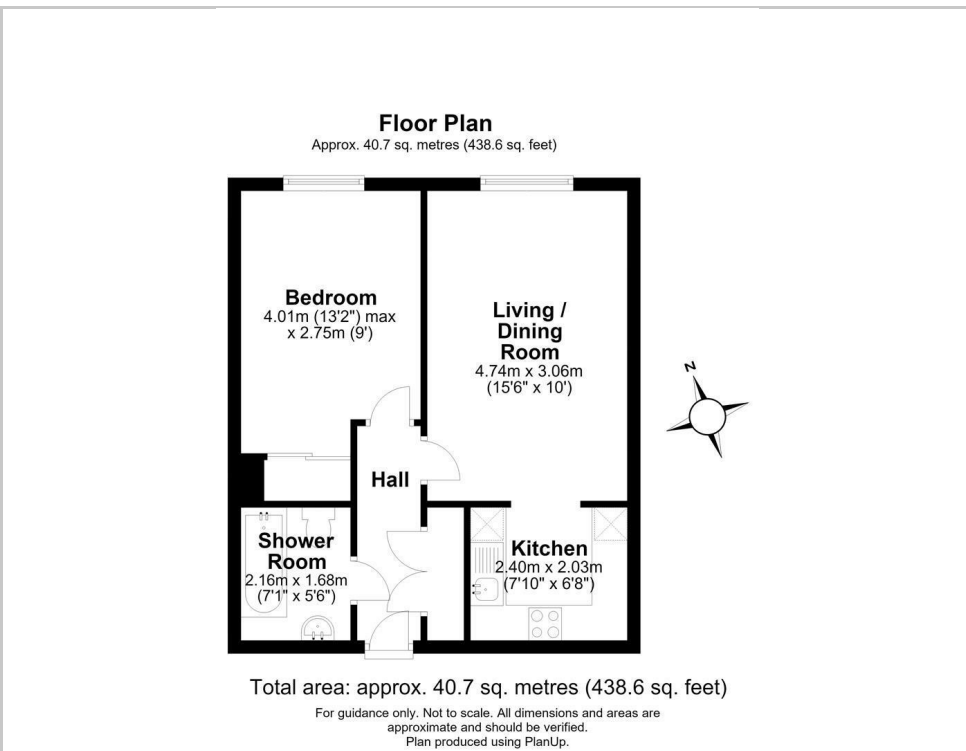




37 Havenfield Arbury Road, Cambridge, CB4 2JY
Guide price £70,000



- No chain
- Over 60s Development
- First floor flat
- Convenient location

Havenfield is a well-regarded retirement development for residents aged 60 and over, ideally positioned on Arbury Road, with convenient access to the city centre and local amenities.

This well-presented first floor flat offers approximately 438 sq. ft. of accommodation and has been carefully maintained. Access is via a communal entrance and stairwell, with the benefit of a shared lift providing easier access to the first floor.

The flat opens into a welcoming entrance hall, which features a useful large storage cupboard and provides access to all of the main rooms. The kitchen offers a good amount of cupboard storage and generous worktop space, and is equipped with a freestanding fridge freezer, oven and washing machine.

The spacious living room benefits from a large window overlooking the front of the property, and there is ample space for a dining table. The bedroom is well proportioned and includes a built-in wardrobe for additional storage.

The bathroom is fitted with a bath with shower over, basin, WC, heated towel rail and a useful storage cupboard.

Heating is provided by electric radiators throughout. Pull cords are also installed around the property, providing assistance when required.

The property is leasehold with 58 years remaining on the lease. The annual service charge is £273 and the annual ground rent is £3,168.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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