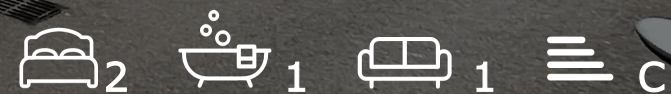




40 Abbeyfield, Wellbrook Way
Girton, Cambridge, CB3 0GQ

Guide price £220,000



**40 Abbeyfield,
Wellbrook Way, Girton**
Cambridge, CB3 0GQ

- Beautifully appointed apartment
- Over 55's development
- Private garden
- Excellent facilities

A great condition 2-bedroom ground-floor apartment with a private garden located in a sought-after and particularly well-equipped retirement complex. This apartment is a good size, 776 sq. ft, and provides comfortable accommodation for the over 55's.

There is a hallway with an airing cupboard, storage cupboard and a cloakroom/wc with various cupboards and drawers. The living room is lovely and light, has a door to the garden and is open plan to the kitchen area. The kitchen is well equipped with a range of units and integrated appliances including a dishwasher, fridge and freezer, a washing machine, double oven, hob and an extractor fan. The main bedroom is a nice size double with a built-in wardrobe, and has French doors to the terrace. The second bedroom, which has a built-in wardrobe and French doors to the garden, is now used as a dining room with an archway from the lounge and this could easily be changed back. There is





an en-suite shower room with a large walk-in shower and WC.

Outside there is a garden area with shrubbery and patio paving. The property has one allocated parking space.

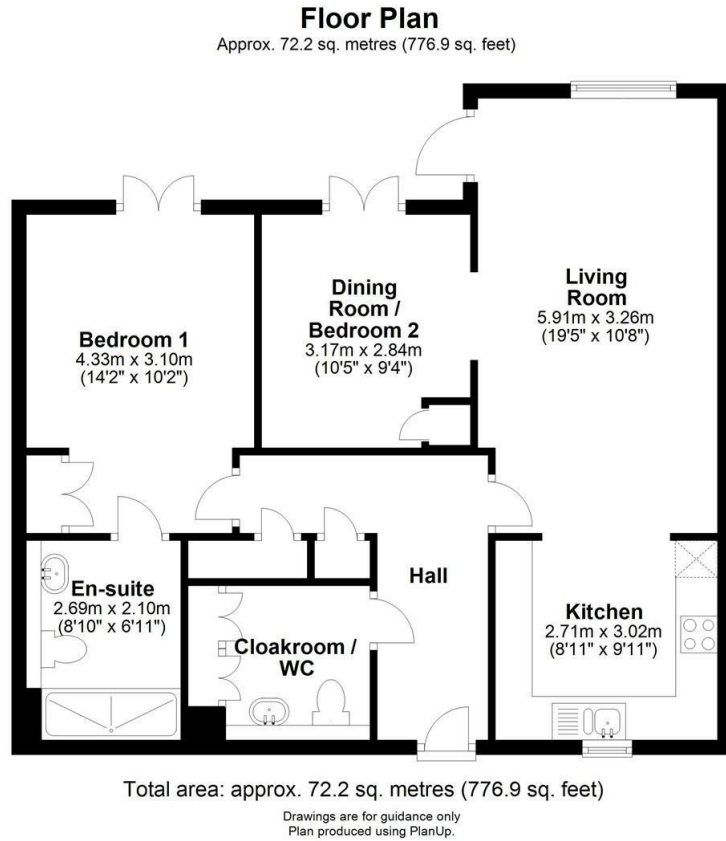
A purpose-built scheme of apartments with well-tended communal grounds and first-class facilities in a secure setting and an excellent location. There are various communal facilities including a restaurant, swimming pool and spa, and hair and beauty salon, as well as a cinema and conservatory. There is of course a secure entry system, large communal hallways, lifts and onsite reception staff.

What3Words:///tests.pocket.kinds

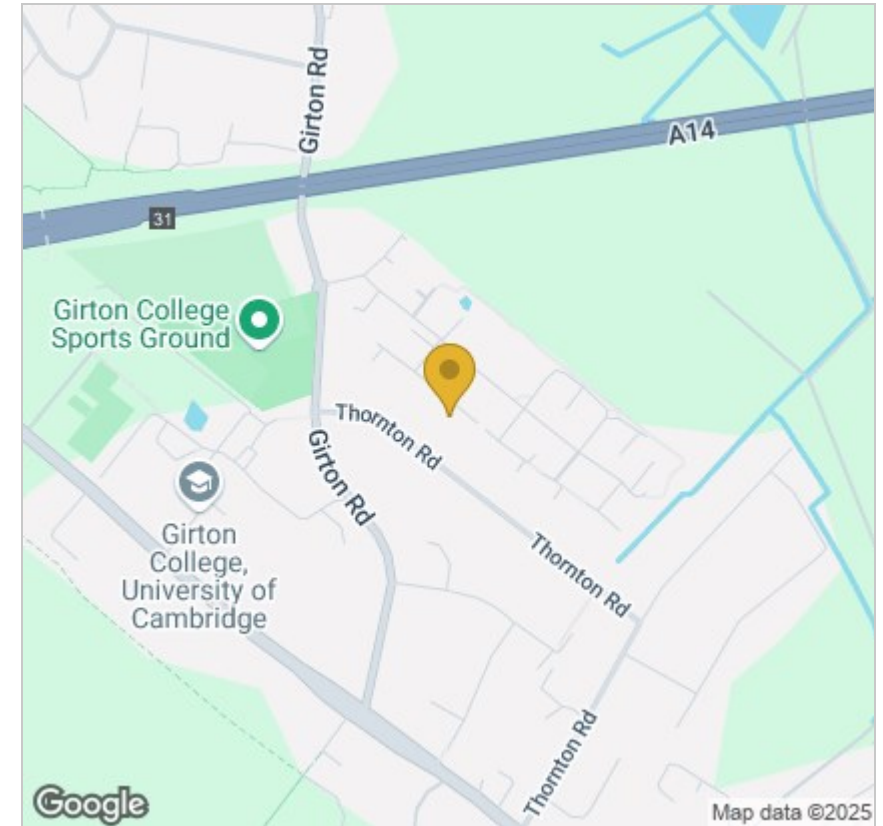
Sat Nav: CB3 0GQ



Floor Plan



Area Map



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold

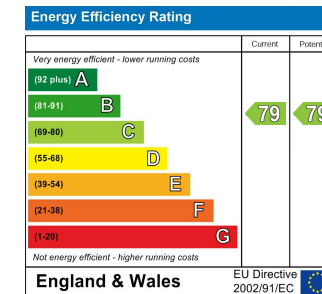
There are 113 years remaining of the original 125 year term.

Service charge is £971.72 per month (£11,660.64 per annum)

The service charge includes heating, weekly cleaning, tumble dryers in the laundry room and the buildings insurance.

Council tax band: C

Energy Efficiency Graph



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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