



Arbury Road

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A one bedroom first floor retirement flat in a peaceful location just to the North of the city centre off Arbury Road with lovely communal gardens, living areas and facilities.

Guide Price:
£ 74,950

Arbury Road, Cambridge,
CB4 2JY



Havenfield is a development built in the 1980s for the over 60's and is popular due in part to its peaceful location but also its proximity to the local facilities, doctor's surgery and shops. A bus stop is also close by.

The flat is positioned on the first floor giving it excellent views to the communal grounds and offers secure entry to the communal reception hall with the various facilities including a lounge and manager's office. There is a lift providing access to all floors.

The flat itself has an entrance hall, a good size sitting room, a modern kitchen with a range of units and ample worksurfaces, a double bedroom and a three-piece suite including a low level w.c., pedestal wash hand basin and a walk-in shower. A 24 hour emergency Appello call system is installed within the apartment.

The block benefits from a large communal sitting room with lots of social events organised. There is also a communal laundry room, a communal garden area, two guest suites and plenty of parking.

Tenure: Leasehold 99 years from 1985 - 65 years remaining.

Service charge: £2420 per annum, ground rent: £272 per annum



41 sqm / 437 sqft

Communal parking & gardens

Leasehold

1980s

First floor flat

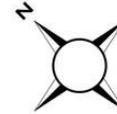
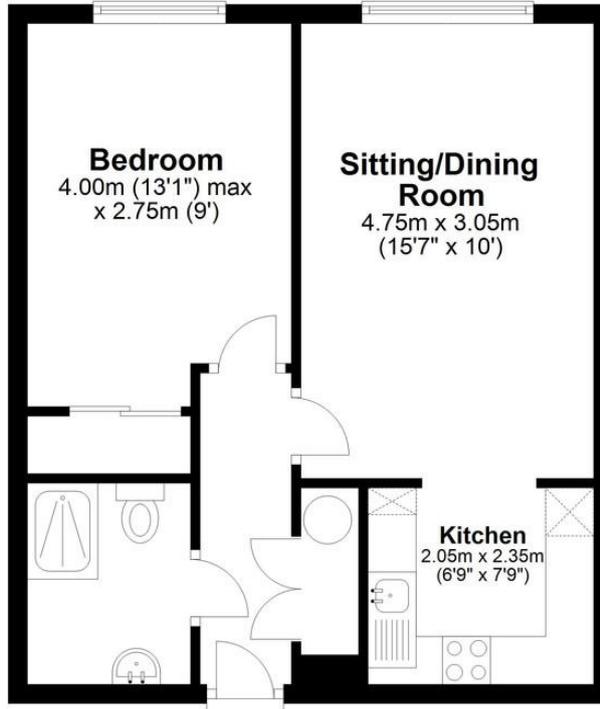
EPC - C / 70

1 bed, 1 recep, 1 bath

Council tax band - B

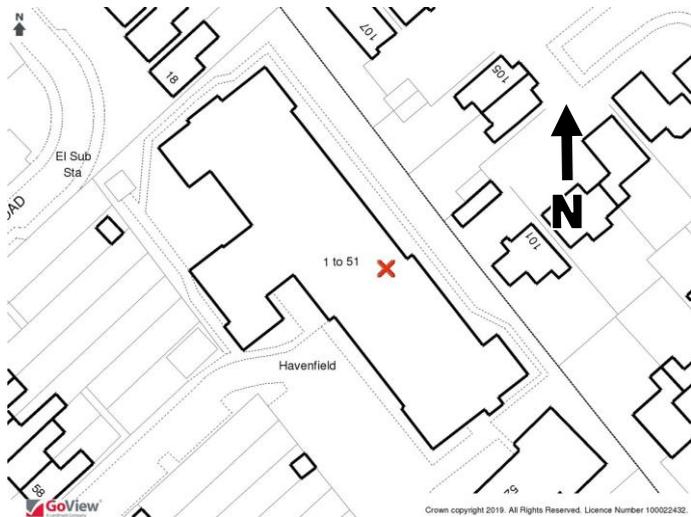
First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 40.7 sq. metres (437.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Arbury Road is very well located for access out to the A14, either along Milton Road or Histon Road and is a short cycle ride to the Cambridge Science Park. Cambridge North Railway Station is located nearby with direct links to London Kings Cross and Liverpool Street. It is less than 2 miles from Cambridge City Centre.

There are a number of local shopping areas within walking distance including Chesterton's traditional High Street and a major supermarket less than a mile away on Histon Road.

Schooling is available nearby at Arbury Primary School with secondary provision at North Cambridge Academy, both of which are Ofsted rated as Good.

Considering its proximity to the centre, good schools and excellent local facilities this part of the city feels very good value compared to the south side.

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