



71 sqm / 762 sqft

Leasehold

First floor apartment

2 bed, 1 recep, 2 bath

Parking space

2012

EPC - C / 78

Council tax band - D

Abbeyfield

A top (first) floor retirement apartment in a fantastically equipped retirement complex with an indoor swimming pool, cinema and numerous other facilities and services.



Guide Price
£23



Abbeyfield Girton Green is for those over 55 years old and is a fantastic, self-contained charity-run complex with a wonderful range of facilities including:

/ Indoor swimming pool, gym and wellbeing rooms

/ Cinema

/ Restaurant

/ Activities room

/ Library

/ Beautifully tended gardens with outdoor seating areas

/ 24 hour staffing including an emergency call system from the apartment

/ Parking for residents and visitors

/ A regular minibus to major supermarkets and the city centre

The apartment is on the first (top) floor of the south corner of the building, which gives it the advantage of having no neighbour on top and three sunny aspects for windows, to the south west and south east, plus a south west facing balcony.

There is a lift from the ground floor up to the first floor communal landings and the private entrance door for the apartment.

The accommodation includes two bedrooms, both with tall windows providing good natural light and the larger room with a generous en-suite wet / shower room. The bathroom too is very spacious and has a low-level bath for easy access. The main living room has windows to three sides and opens

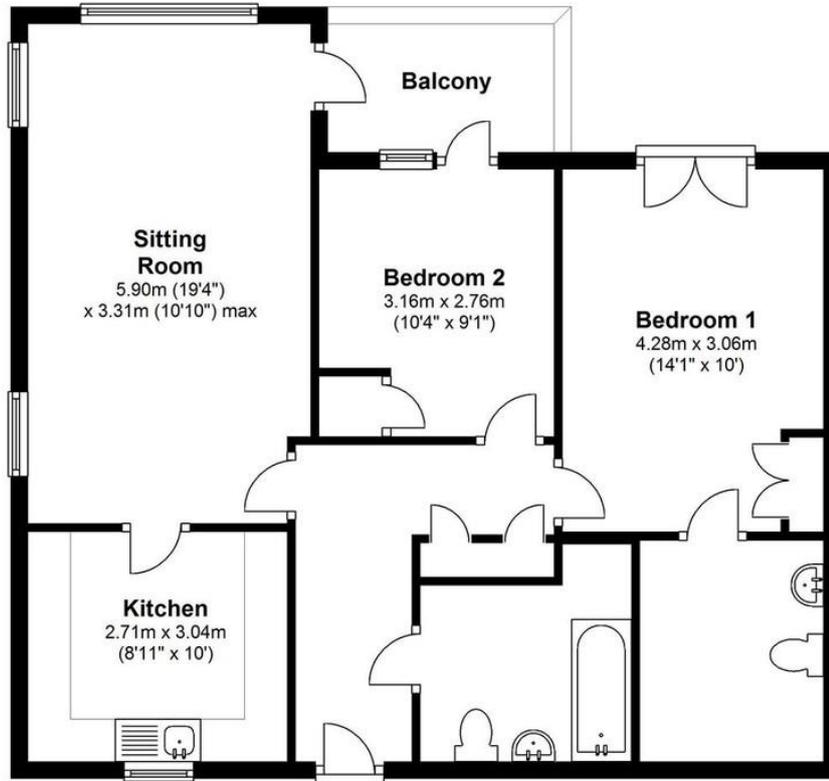
into a very well equipped kitchen with all appliances and a window on to the communal landing.

There is space heating and a fresh air ventilation system, paid for within the service charge.

Abbeyfield is excellent for those who are looking for completely independent living but want easy access to excellent facilities. It also has additional care facilities that can be added for those who require it making it an excellent alternative to private care.

The apartment is leasehold with around 116 years of the lease remaining. The service charge is currently about £713.45 a month and the ground rent is £500 a year.





Total area: approx. 70.8 sq. metres (762.1 sq. feet)

Total area:
Approx. 71 sqm
(762 sqft)



The Wellbrook Way area offers a fantastic balance between living close to the city and enjoying the traditional charm and facilities of Girton village. It is within 2 miles of the west University site and 2.5 miles from the very centre of Cambridge with excellent dedicated cycle routes. There is also a small Co-op supermarket by Girton College that is open 7 days a week until late.

The middle of Girton village is about a mile away and has an excellent range of pubs and restaurants, shops and other facilities.

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