



Havenfield Arbury Road, CAMBRIDGE
£115,000 Leasehold

**Sharman
Quinney**

Key Features

 1  1  A  B



99 Years remaining as of 01 Oct 1985

£136.44 Ground Rent pcm

Review due: [Ask Agent](#)

£244.89 Service Charge pcm

Review due: [Ask Agent](#)

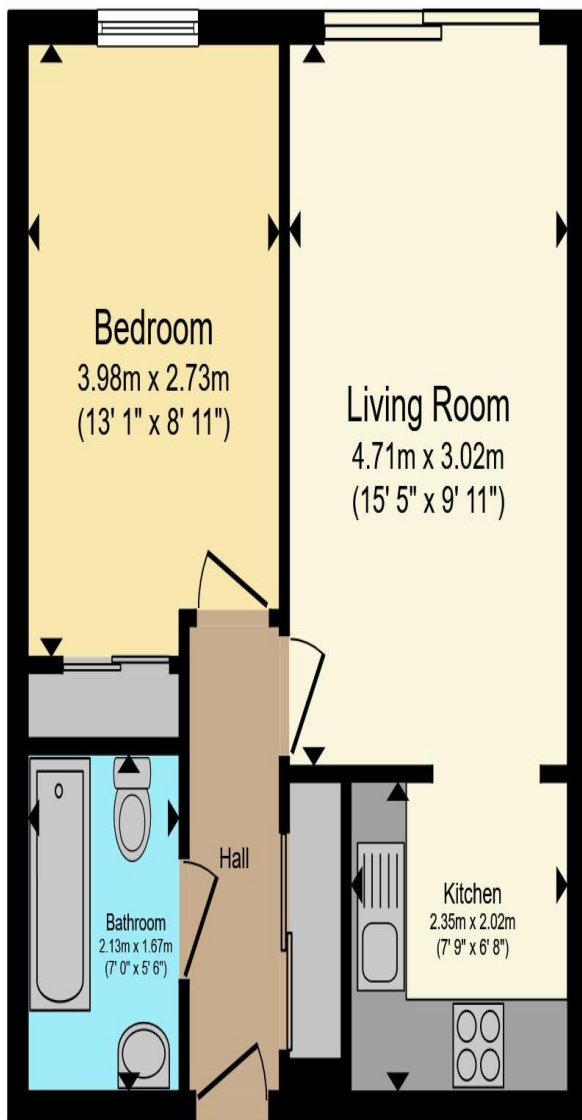
- Ground floor apartment
- Spacious bedroom
- Over 60's development
- Communal laundry and social activities
- 24-hour security system

Havenfield is a retirement community for residents aged 60+, offering a range of communal facilities including laundry rooms, a library, and a hobby room. Residents can enjoy regular social activities and events, creating a friendly and welcoming atmosphere. For added peace of mind, the development benefits from emergency call points



and a 24-hour Appello emergency call system. The accommodation comprises a spacious living and dining room with direct access to a patio area and the communal gardens. The adjoining kitchen provides a practical layout with ample storage and worktop space, along with an induction hob and single oven and space for white goods appliances. The generous double bedroom benefits from built-in storage, and space for additional bedroom furniture, while a modern walk-in shower room completes the accommodation. Havenfield is conveniently situated within easy reach of local shops, supermarkets, healthcare facilities and public transport links, making everyday living simple and accessible. The development is set within attractive communal grounds and provides a peaceful setting, while still being close to a range of amenities. Nearby bus routes and road connections offer easy access to surrounding towns and city centres. "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 40.0 m² (430 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). Powered by www.propertybox.io

**Sharman
Quinney**

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01223 426139

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :ORP102400 - 0003

