

Burling Way, Burwell

Pocock + Shaw

7 Burling Way
Burwell
Cambridgeshire
CB25 0FJ

A modern and deceptively spacious first-floor apartment, attractively positioned on the edge of the village and offering bright, well-designed accommodation throughout that creates a stylish yet comfortable home. Features include a fitted kitchen, open plan sitting / dining area, two bedrooms, 1 ensuite, plus a contemporary bathroom.

This is an ideal opportunity for buyers seeking modern village living with space, quality, and a layout that works perfectly for everyday life.

Offers over £200,000









Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

A modern and deceptively spacious first-floor apartment, attractively positioned on the edge of the village and offering bright, well-designed accommodation throughout that creates a stylish yet comfortable home.

Superbly presented throughout, the apartment features a fitted kitchen, two bedrooms, including a principal bedroom with a glorious ensuite shower room, along with a contemporary bathroom. This is an ideal opportunity for buyers seeking modern village living with space, quality, and a layout that works perfectly for everyday life.

Communal hallway With an entrance hallway shared between 4 apartments in the building, with a secure entrance door with an intercom security system and stairs leading to the first floor.

Entrance Hall Two built-in storage cupboards, with a window to the side aspect and doors leading to:

Open plan sitting room/kitchen 6.29m (20'8") x 4.08m (13'4") max This generous open-plan room offers versatile living space, with the living area positioned to the front of the property and featuring a double-glazed window and radiator. The kitchen area is fitted with a contemporary range of eye- and base-level units, complemented by storage drawers and worktops. Integrated appliances include a double oven with gas hob and stainless-steel extractor hood, while there is space for a fridge/freezer, washing machine, and dishwasher. Stainless steel sink unit with mixer tap, and single drainer, tiled splashbacks, a rear-facing double-glazed window, and tiled flooring complete this stylish and practical space.

Master bedroom 3.56m (11'8") x 3.47m (11'5") With a double glazed window to the front aspect, door to built in storage, radiator, door to en suite shower room.

Ensuite Shower room Comprising a low-level WC, pedestal hand basin with mixer tap, and a walk-in shower cubicle. An obscured double glazed window and radiator.

Bedroom 2 3.13m (10'3") max x 2.41m (7'11") With a double glazed window to the front aspect, radiator.

Bathroom Suite comprises of a low-level WC, pedestal hand basin with mixer tap, and a panelled bath with mixer tap and shower attachment. Part tiled, shaver point, double glazed obscured window and radiator.

Outside The property benefits from two allocated parking spaces, conveniently situated at the rear of the building.







Tenure

We understand there is 125 years remaining on the lease from 1st January 2017.
The service charges are £1,100 (p/a) and ground is £130 (p/a).

Services

Mains water, gas, drainage and electricity are connected.
The property is in very low flood risk area.
The property in not in a conservation area.
The property has a registered title.
Internet connection, basic: 15 Mbps, Superfast 80Mbps,
Mobile phone coverage by the four major carriers available.

EPC: B

Council Tax Band: B
East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw.









Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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