



Humphries Way, Milton, CB24 6DL



Humphries Way

Milton,
CB24 6DL

A well presented two bedroom maisonette offering fantastic potential to both first time and investment buyers. The property occupies an enviable position on the edge of this sought after residential development with attractive outlooks over Milton CofE Primary School recreation area.

- Offered with No Upward Chain
- Communal Parking Area
- Airy Accommodation Extending to 552sq.ft.
- Sought After Location

Milton is situated just north of the city of Cambridge with a range of facilities including a school, a variety of shops, public houses and Tesco supermarket. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City Centre and Cambridge North Station with rail links to London King's Cross.

2 1 1



Guide Price £235,000



ENTRANCE HALLWAY

With entrance door, window to the side aspect, stairs to the first floor.

FIRST FLOOR

LANDING

With loft access via hatch, airing cupboard, doors to:

LOUNGE/DINER

With bay window to the rear aspect, open to:

KITCHEN AREA

With window to the front aspect, range of eye and base level units, oak counter with inset sink and a half with mixer tap over, space for appliances including washing machine, oven with extractor hood over, under counter fridge, under counter freezer, breakfast bar, part tiled walls.

BEDROOM 1

With window to the side aspect, fitted wardrobes with mirrored sliding doors, over stairs storage cupboard.

BEDROOM 2

With window to the side aspect.

BATHROOM

With suite comprising low level wc, pedestal wash basin with chrome mixer tap, panelled bath with shower over, part tiled walls.

AGENTS NOTES

Tenure - Leasehold
 Length of Lease - 90 Years Remaining
 Annual Ground Rent - £206.50
 Annual Service Charge - Approx £2,000 per Annum
 Service Charge Review Period - N/A
 Council Tax Band - B
 Property Type - Upper Floor Maisonette
 Property Construction - Brick, Part Rendered with Tile Roof
 Number & Types of Room - Please refer to floor plan
 Square Footage - 552
 Parking - Shared Parking

UTILITIES/SERVICES

Electric Supply - Mains Supply
 Water Supply - Mains Supply
 Sewerage - Mains Supply
 Heating - Boiler and radiators, mains gas
 Broadband - Ultrafast Available
 Mobile Signal/Coverage - OK
 Restrictions - Lease Restriction - No Pets



Approximate Gross Internal Area 552 sq ft – 51 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band - B

Local Authority - South Cambridgeshire

District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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