



Mill Park, Cambridge, CB1 2FJ

CHEFFINS

Mill Park

Cambridge,
CB1 2FJ

A well-proportioned fourth floor apartment, offering flexible accommodation alongside a south facing balcony, situated in this established city development with close proximity to Cambridge Station and the city centre making this a fantastic opportunity for owner-occupiers and investors alike.

2 1 1

Guide Price £410,000





TIMBER ENTRANCE DOOR

with viewfinder leading through to:

ENTRANCE HALLWAY

with wall mounted video telecom system, fitted cloak cupboard fitted runners and shelving, wood effect flooring, double doors through to:

UTILITY CUPBOARD

with fitted shelving, space and plumbing for washer dryer as well as wall mounted boiler

OPEN PLAN KITCHEN/LIVING/DINING SPACE

A wonderful, light and airy room enjoying a high level of flexibility. Kitchen area comprising; a collection of both wall and base mounted storage cupboards and drawers with a wood effect rolltop worksurfaces, inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated four ring electric hob with tiled splashback, extractor hood above and inset oven below, space and plumbing for fridge freezer, dishwasher, LED downlighting, wood effect flooring and radiator.

The kitchen opens up into the open plan kitchen/dining space with continuation of the wood effect flooring, fitted shelving, radiator and a full height and full width set of double glazed sliding doors providing access out onto the balcony.

BEDROOM 2

with recess creating an ideal space for storage furniture, radiator and double glazed window out onto rear aspect

BEDROOM 1

with radiator and double glazed window to rear aspect

BATHROOM

comprising; three piece suite with combined shower and bath with wall mounted shower head, panelled bath with hot and cold mixer bath tap, grip handles and a glazed shower partition, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, all with tiled surround, double panelled radiator, heated towel rail, extractor fan, inset LED downlighters, wall mounted mirror shaving point and tiled flooring

OUTSIDE

The property enjoys balcony with timber decking, handles and glass balustrade and providing views over the wonderfully maintained nearby communal gardens/areas while all the time enjoying the southern aspect. The property is approached off Mill Park by a communal entrance door and can be accessed either via a set of stairs or the lift.

AGENTS NOTE

Length of Lease - 89 Years Remaining
Annual Ground Rent Amount - £50
Ground Rent Review Period - N/A
Annual Service Charge Amount - £2757.12
Service Charge Review Period - Is variable per annum, depending on managing agents costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	

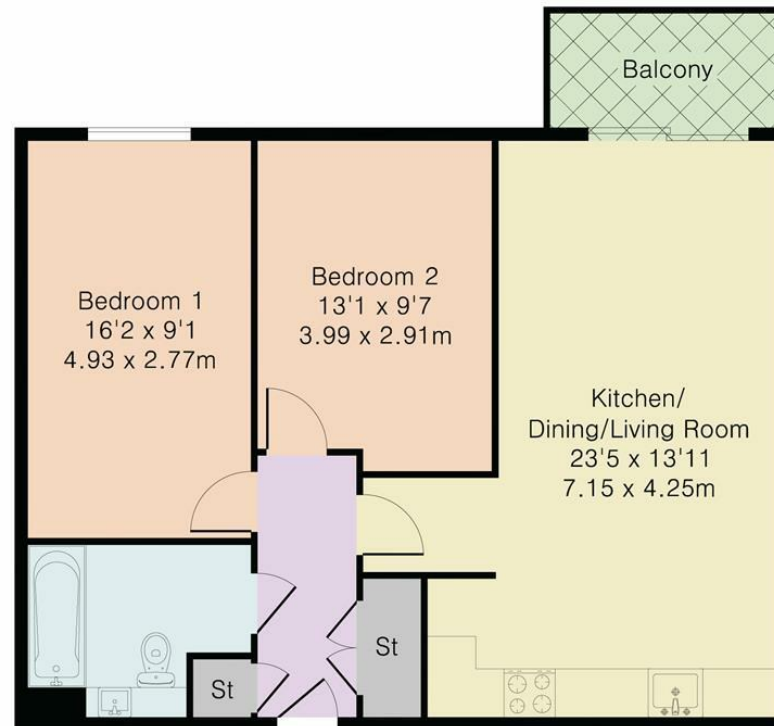
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Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 719 sq ft – 67 sq m



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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