



Mill Road, Cambridge, CB1 3UG

**CHEFFINS**



## Mill Road

Cambridge,  
CB1 3UG

A two bedroom second floor apartment extending to approximately 967sqft situated on the highly sought-after Mill Road. Ashted Court offers easy access to local amenities, the city centre and the mainline train station.



**Guide Price £350,000**





## GLASS AND WOOD DOOR

leading into:

## COMMUNAL HALLWAY

off, communal stairs leading up to the property on the second floor, stairs are carpeted, large double glazed upvc windows letting in light to hallway. Property has a wooden front door leading into:

## ENTRANCE HALL

carpeted, electric storage heater, loft access, large storage cupboard containing water tank and coat rail, LED downlighters, fuse boxes.

## SITTING/DINING ROOM

carpeted, electric storage heater, double glazed windows overlooking the front of the property, Velux window allowing lots of natural light into the room, LED downlighters.

## KITCHEN

with tiled floor, double glazed window overlooking side of the property, range of laminate floor and wall mounted units with laminate worktop, one and a half stainless steel sink and drainer, space and plumbing for washing machine, integrated Neff oven and 4 ring electric hob with Neff extractor fan, integrated fridge and freezer, part tiled, LED spotlights.

## MASTER BEDROOM

carpeted double bedroom with double glazed window overlooking rear of the property, electric storage heater, LED downlighters.

## BEDROOM 2

carpeted double bedroom, two Velux windows, electric storage heater, LED downlighters.

## BATHROOM

comprises of a three piece white suite comprising bath with shower attachment over, low level w.c., wash hand basin with mixer tap, electric heater, extractor fan, tiled floor, tiled walls, Velux window, LED spotlights.

## OUTSIDE

The property is approached by a paved driveway leading to electronically operated gates leading through to parking area, off-road parking space for one vehicle, brick built outside storage shed, communal bike storage area, communal garden area which is predominantly laid to lawn with shingle seating area, various trees and shrub border and partly enclosed by low level fencing.

## AGENTS NOTE

Length of Lease - 999 Years  
Years Remaining - 997 Years  
Annual Ground Rent - Peppercorn  
Annual Service Charge - £900



**Approximate Gross Internal Area 967 sq ft - 90 sq m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

Guide Price £350,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

