



Bush & Co.



## 19 Millcroft Court Mill Road, Cambridge - Offers Around £165,000

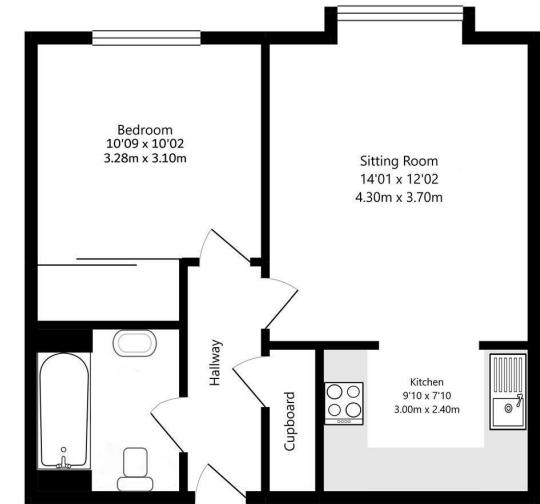
A first floor one bedroom retirement apartment situated at the front of the block in a convenient and central Romsey Town location close to shops and amenities and sold with the advantage of no upward chain.

Millcroft Court is a purpose built retirement complex of similar homes for the over 60's set within beautifully kept communal garden areas and with ample residents car parking. The development sits back from Mill Road with a barrier access and offers many conveniences with good range of shops, cafes, supermarkets, post office, chemist, doctors etc all on your doorstep. The city centre, Addenbrookes hospital and the railway station are all within easy reach too.

Millcroft Court has an enviable community feel with a large residents lounge which hosts regular events, a quiet reading room with seating terrace overlooking gardens and two laundry rooms. There is a house manager on site during working

hours and each apartment has a 24 hour careline system installed. Number 19 is located on the first floor at the front of the building and is accessible by lift and stairs. The apartment comprises hallway with storage cupboard, sitting room which is open to the kitchen area, generous double bedroom with built in wardrobes and three piece bathroom. The windows are double glazed and there is an electric heating system.

**TENURE** - Leasehold  
**TERM** - 99 years from 1987  
**MAINTENANCE CHARGES** - £1676.39 twice yearly  
**GROUND RENT** - £137.54 twice yearly  
**COUNCIL TAX**- Band B  
**LOCAL AUTHORITY** - Cambridge City Council  
**FIXTURES & FITTINGS** - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		63	67
England & Wales			

### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales Office:  
 169 Mill Road, Cambridge CB1 3AN  
 01223 246262 sales@bushandco.co.uk

Lettings Office:  
 8 The Broadway, Mill Road, Cambridge CB1 3AH  
 01223 508085 Lettings@bushandco.co.uk