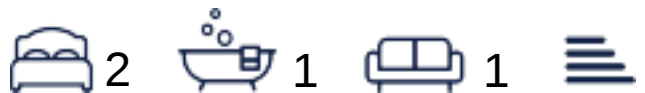




84 Millbrook House

Soham, Ely, Cambs, CB7 5WN

Guide Price £150,000



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Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14.

Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

Description

Spacious 2-bedroom top floor supported living apartment in this very popular development close to the Town Centre, Library and Railway Station. Millbrook House has a communal lounge, restaurant, guest suite, hair salon, games room and a landscaped garden. There are lifts to all floors and level access throughout. There is a daytime reception with 24-hour care staff on site and secure door entry to the building and the apartment. The price guide is for a 75% share with Sanctuary retaining the remaining 25% and the purchase is limited to those over 55 years of age. There is no upward chain.

Entrance Hall - 7.04m x 2.16m (23'1" x 7'1")

Radiator. Central heating Thermostat. Mains wired fire alarm. Access to loft space. Coved ceiling with two ceiling light points.

Storeroom - 2.84m x 2.69m (9'4" x 8'10")

Shelving. Fuse box Coat hooks. Ceiling light.

Open Plan Living - 8.86m x 6.27m (29'1" x 20'7")

Double glazed box-bay window to the front aspect and double-glazed Velux style windows. TV and telephone points. Two radiators. Coved ceiling with three pendant light points. Intercom phone. The kitchen area has a range of units at base and wall level with work surfaces over and incorporating a one & a half bowl sink with mixer tap. Tiled splash areas. Zanussi Stainless Steel eye-level electric oven. Integrated Indesit automatic washing machine. Integrated fridge and freezer. 4-Ring electric hob with extractor over. Fluorescent strip light.

Bedroom 1 - 6.15m x 4.62m (20'2" x 15'2")

Double glazed box-bay window to the rear aspect. Radiator. Two ceiling light points. Telephone point. TV Point. Door to Wet Room.

Bedroom 2 - 6.15m x 3.71m (20'2" x 12'2")

Double glazed box-bay window to the rear aspect. Radiator. Two ceiling light points. Telephone point. TV Point.

Wet Room - 2.97m x 2.11m (9'9" x 6'11")

Shower area with shower curtain. Low level WC. Wall hung wash basin. Mirror with light over. Ceiling light point. Radiator. Tiled wall to shower area.

Outside

Communal Landscaped gardens surround the site and there is a parking area with visitor parking.

Property Information.

There are weekly social activities and themed events throughout the year which offer the owner a chance to meet new people and join the friendly community. The price shown is for 75% Shared Ownership.

The management /service charge/rent fee to Sanctuary is circa £495 per month (to be confirmed) with an optional £17 per week charge for a pull cord and extra care service.

There is free Wi-Fi in communal areas.

To be eligible to live at Millbrook House, you must:

- Be aged 60 or over, or aged 55 or over if you have a disability.
- Reside in, or have a family connection to the local area
- Pass an interview process with Sanctuary Housing.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT

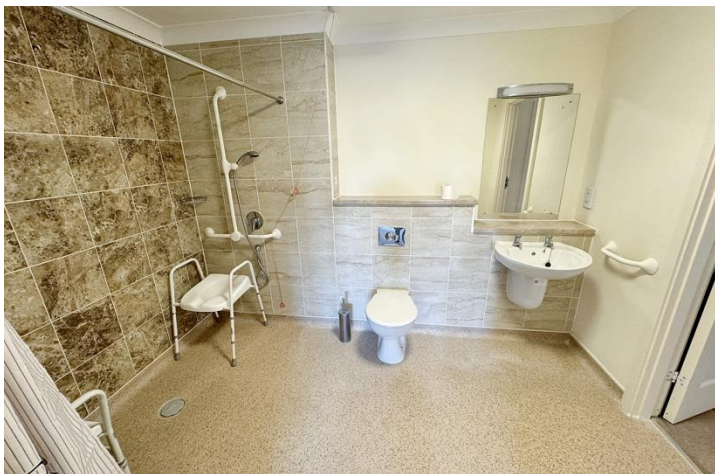
Local Council is East Cambridgeshire District Council
Tax Band is A.

There is No Onward chain, and the apartment is available for immediate occupation.

Restrictions apply but we are not aware of any Wayleaves, Easements or Rights of Way.

Flood risk is very low.

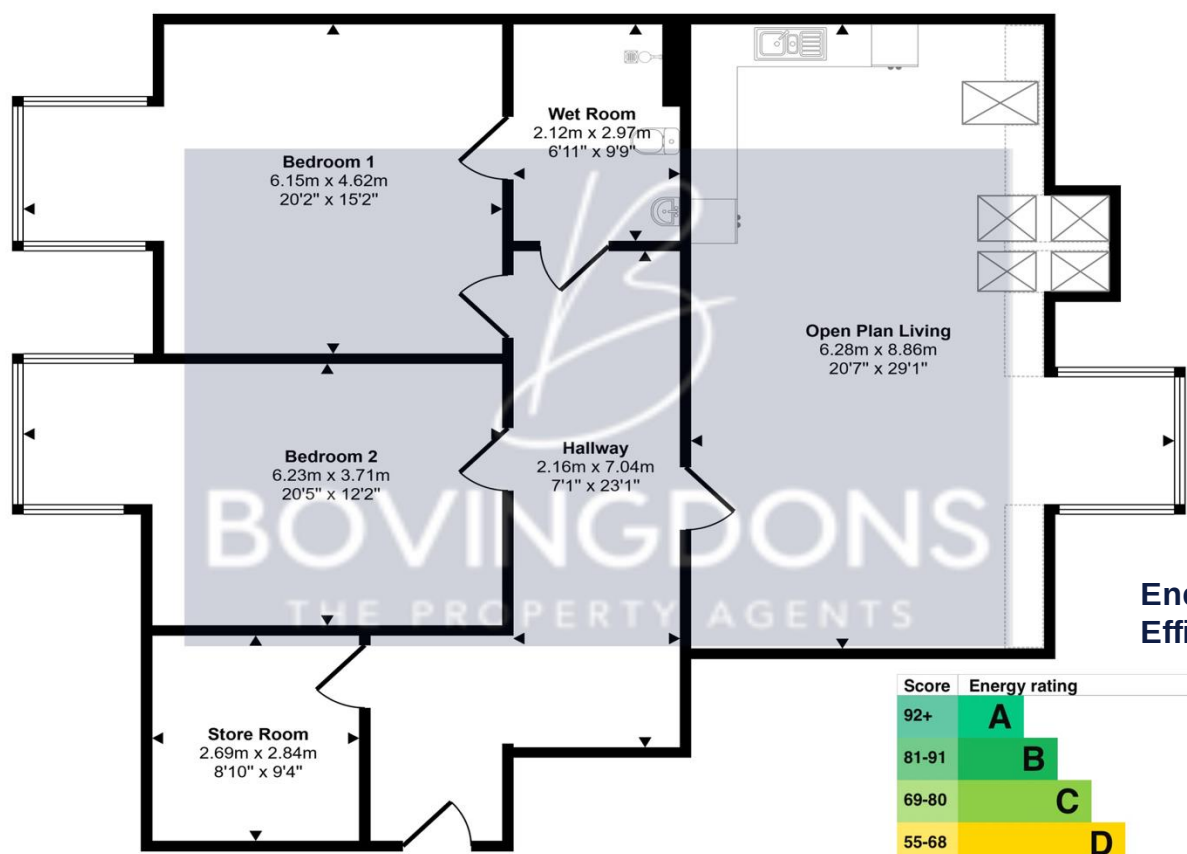
There is circa 86 years remaining on the lease.





Floor Plan

Approx Gross Internal Area
128 sq m / 1380 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Soham Office
on 01353 725723 if you wish to arrange a viewing appointment for this
property or require further information.



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 firms' employment has the authority to make or give any representation or warranty in respect of the property.