



FLAT 10, WINDMILL GRANGE, WINDMILL LANE, HISTON, CAMBRIDGE, CB24 9JF

Guide Price £105,000

[TYLERS.NET](https://www.tylers.net)

A well-proportioned one bedroom ground floor flat for over 55's situated in this popular retirement development in the heart of Histon.



Histon is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the Cambridge North Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

- Ground floor
- One bedroom
- Well-proportioned accommodation
- Popular retirement community in the heart of Histon
- Over 55's restriction
- Well maintained block with communal facilities
- No onward chain

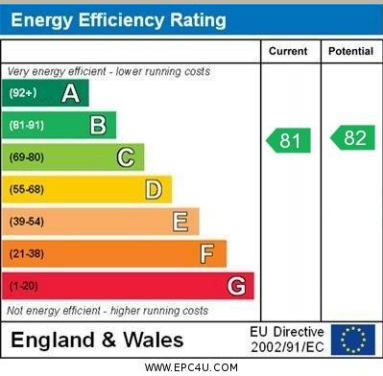
INTERNAL ACCOMMODATION Front door leads through into a spacious entrance hallway with fitted cupboard and electric heater which in turn leads to the reception/dining room with front window overlooking Windmill Lane, with access to the kitchen which offers a range of units, worktops, sink, cooker and spaces for appliances. The principal bedroom is a large double with fitted wardrobes and plenty of space for furniture. The bathroom offers shower over bath, basin, WC, grab rails, extractor fan, and bath seat.

OUTSIDE Set in the heart of Histon this purpose built block of retirement apartments offers beautiful landscaped gardens with lawn, flower and shrub borders with outdoor seating and designated clothes drying areas. Ample off street resident and guest parking offered on a first come first serve basis.

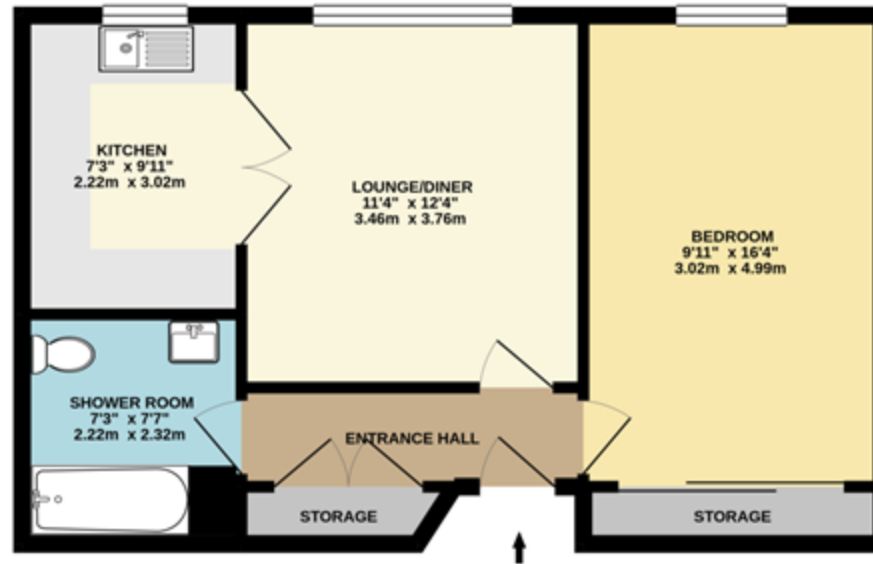
The Windmill Grange development further benefits from additional reception areas including a resident's lounge, dining room, laundry room, guest accommodation and 24 hour onsite warden.

GENERAL The property is offered on a 125 year lease with approximately 96 years remaining with an annual service charge of around £5,980 covering all of the charges for the 24 hour onsite warden, water rates, buildings insurance, the maintenance of all the communal areas, external window cleaning and 1.5 hours of internal cleaning per flat, per week.

Council Tax Band C (£1,771.15 2021/22)
 South Cambridgeshire District Council



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



10 WINDMILL GRANGE, HISTON, CB24 9JF
TOTAL FLOOR AREA: 487 sq.ft. (45.3 sq.m.) approx.
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