



FLAT 54, WINDMILL GRANGE, HISTON, CAMBRIDGE, CB24 9JF

Offers In Region Of £113,000



A smart first floor retirement flat with a refitted kitchen and shower room with recently replaced uPVC double glazing occupying a favoured position in this popular development overlooking the front communal gardens and the main entrance.



Histon is justifiably one of the most sought after areas near 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.

Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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GROUND FLOOR Communal secure entrance with both stairs and two lifts to the first floor.

FIRST FLOOR Entrance hall with phone entrance system, a built in shelved storage wardrobe and electric storage heater and pull cord - as throughout the flat.

Lounge diner, redecorated with a new carpet and wall mounted lights overlooking the front communal gardens and pathway to the communal main entrance into Windmill Grange; double doors separate;

Kitchen, refitted with a good number of cupboard units, ample work surface, splash back tiling and a tiled floor, includes an inset sink, electric oven, freestanding freezer, window and row of spotlights.

Bedroom, of a generous proportion - originally designed to accommodate two single beds, built in double mirror front wardrobe and second built in cupboard, wall mounted lights and window.

Shower room, refitted with a three piece white suite with a fully tiled shower cubicle, WC and wash hand basin, non-slip flooring, electric heater, extractor fan, cabinet and mirror with light fitting over.

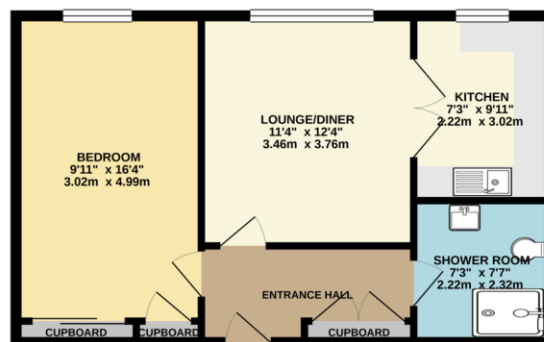
OUTSIDE Set in the heart of Histon this purpose built block of retirement apartments offers beautiful landscaped gardens with lawn, flower and shrub borders with outdoor seating and designated clothes drying areas. Ample off street resident and guest parking offered on a first come first serve basis.

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.

LEASEHOLD DETAILS. The property is held on a 125 year lease with approximately 96 years remaining with an annual service charge of around £5985 covering the 24 hour onsite warden, water rates, buildings insurance, the maintenance of all communal areas, external window cleaning and 1.5 hours of internal cleaning per flat per week.



FIRST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



FLAT 54, WINDMILL GRANGE, HISTON.
TOTAL FLOOR AREA: 500 sq.ft. (46.5 sq.m.) approx.
Made with Hoxby 10/03

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