

# Bush & Co.



Flat 11 Millcroft Court Mill Road, Cambridge





# Guide Price £155,000 Leasehold

## About the Property

Millcroft Court is a purpose built retirement complex of similar homes 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 11 is situated in a lovely ground floor position within the development overlooking the beautifully kept gardens, the launderette is also close by. The apartment comprises hallway with storage cupboard, sitting room which is open to the re-fitted kitchen area, generous double bedroom with built in wardrobes and bathroom with bath, W.C. The patio doors open up directly onto the communal gardens. 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

## Property Highlights

- Ground floor flat
- Over 60s
- Communal residents lounge
- Reading room
- Close to local shops
- No onward chain
- Resident parking

## Further Information

Tenure - Leasehold

Council Tax - Band B

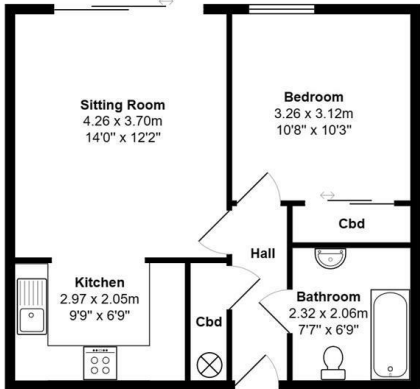
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Viewing - By appointment

# Flat 11 Millcroft Court Mill Road, Cambridge



## Millcroft Court, Mill Road, Cambridge, CB1 3PE



Ground Floor

Total Area: 44.4 m<sup>2</sup> ... 477 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 82        |
| (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 |           |

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