

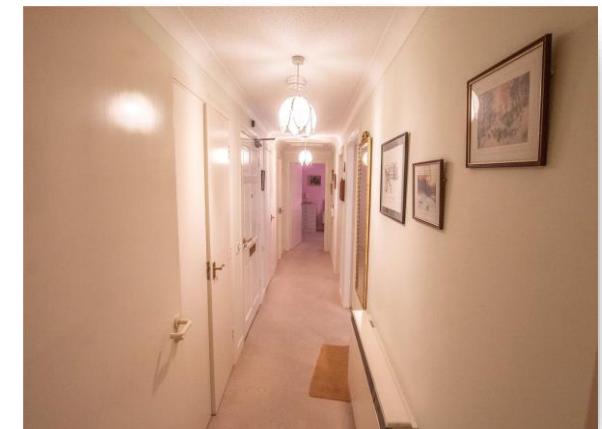


Windmill Grange, Windmill Lane, Histon, Cambridge, CB24 9JF

welcome to

Windmill Grange Windmill Lane, Histon Cambridge

A smart two bedroom ground floor apartment with direct access out to the garden within this popular retirement complex in the centre of this popular and well served village.



Accommodation

Located at the back of the development this property in many ways feels like a bungalow and has no flat above or beside it. Access through the main secure entrance and then bear to left. Entrance hall, with built in storage, Airing cupboard and cupboard housing the fuse box. Loft access to the roof space, telephone entrance system and night storage heater. Doors to:-

Living Room with double doors and window facing onto the rear communal gardens. Night storage heater. Electric panel heater. Emergency pull cord. Double doors internally dividing to the kitchen. Refitted kitchen comprising of a one and a half bowl stainless steel sink unit. A range of top and base units with roll top work surfaces over. Electric oven, electric hob and extractor fan. Under counter fridge and freezer. Double glazed window to rear aspect. Emergency pull cord. Refitted smart shower room comprising of a low level W.C. Vanity wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Emergency pull cord. The first bedroom is a generous double with built in mirror fronted wardrobes and window to side aspect. Emergency pull cord. The second is another good size bedroom with a wardrobe recess and built in cupboard. Emergency pull cord.

Outside

Well presented landscaped gardens with lawn, flower and shrub borders with out door seating and designated clothes drying areas. Ample off street resident and guest parking on a first come first served basis.

Agents Notes

The property is held on lease and we await the number of years remaining with an annual service charge of around £8500 (to be confirmed) covering all 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 of each flat per week.

Council Tax Band "D"



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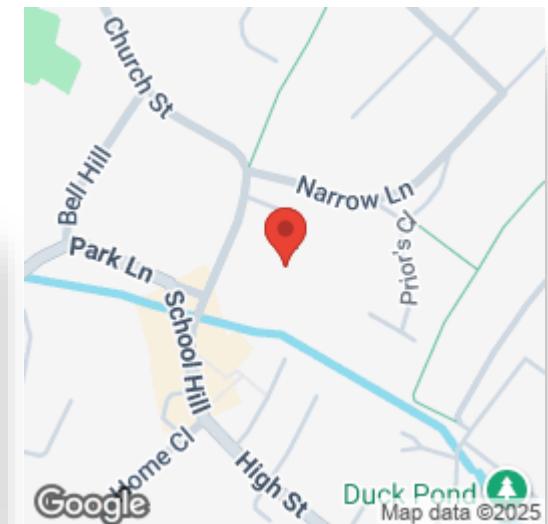
Windmill Grange, Windmill Lane, Histon, Cambridge

- Ground Floor Retirement Apartment
- Popular Retirement Development within the Village
- No chain
- Communal Areas
- Security Entry Phone System

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£185,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HIS100048 - 0002



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