



Bush & Co.



## Flat 26, Millcroft Court Mill Road, Cambridge, CB1 3PE

Guide Price £125,000 Leasehold



Energy Rating Band D

The accommodation in detail. Secure communal entrance hall with stairs and a lift to first floor. Timber front door to entrance hall with airing cupboard and hot water tank, entry phone, and electric storage heater. Shower room with walk in shower cubicle, hand basin and WC, extractor fan and heater. Double bedroom with a recessed wardrobe, electric panel radiator. Sitting room with double-glazed picture window with views of the gardens and Romsey Terrace. Electric storage heater. Kitchen with a sink unit and range of wall and base units, electric hob and oven, extractor hood, space for washing machine, fridge space.

Outside are well-maintained communal gardens and guest parking. 2 lounges and a strong community atmosphere.

Tenure; Leasehold. 99 years from the 1st February 1987

Ground rent; £275.08 Per Annum

Service charges; £3,662.82 Per Annum

Services; Mains water, drainage, and electricity.



## Exceptional service in Cambridge and the surrounding area

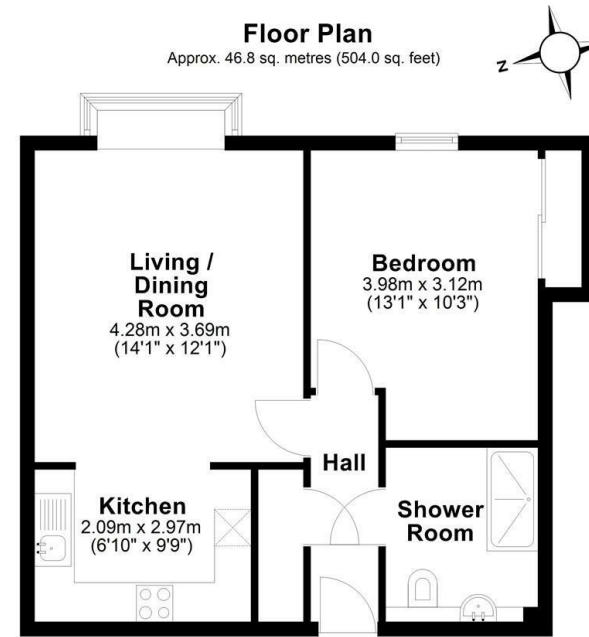
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- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

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Contact us for a market appraisal  
01223 246262  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)



Total area: approx. 46.8 sq. metres (504.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.