



Bush & Co.

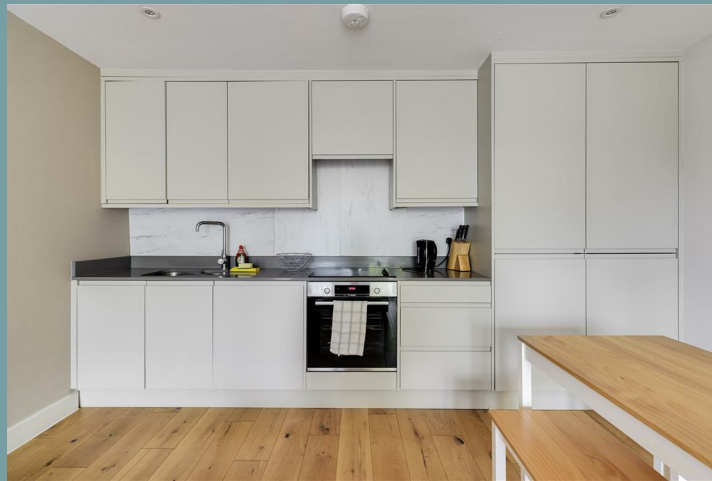
Flat 4 Vincent Court, Mill Road, Cambridge

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 B



Guide Price £315,000 Leasehold

About the Property

Vincent Court is a stylish gated development of just 9 luxury apartments located off Mill Road, in a desirable position to the southern side of the city, with a friendly atmosphere and strong community spirit. Mill Road offers a wealth of independent shops, cafes and facilities, allowing easy access to the mainline railway station, the city centre and Addenbrookes hospital biomedical campus.

The property is a beautifully presented and spacious ground floor apartment exuding style and quality, offering direct access to the superbly kept communal gardens. There is gas central heating and engineered oak wood flooring. The sale can complete with the advantage of no upward chain.

The communal hallway has a secure intercom entry system and the front door leads to an entrance lobby with useful built in cupboard..

The well proportioned, spacious and light living/dining/kitchen features engineered oak wood flooring, with underfloor heating, which flows throughout the apartment, in addition to full width windows and double doors overlooking the garden area. The well appointed contemporary fitted kitchen comprises a comprehensive range of wall and base units, with silestone worksurfaces, teamed with a full complement of integrated appliances including electric oven and hob with extractor over, dishwasher, fridge and freezer.

The inner hallway has a utility cupboard with plumbing for washing machine and the air extraction unit. there is a further cupboard housing the gas fired boiler.

The tranquil, generously proportioned double bedroom offers a large window as well as a built in wardrobe with mirrored sliding doors.

There is a modern three piece bathroom with shower above the bath, w.c with concealed cistern and inset wash hand basin. There are tiled walls and flooring and a chrome heated towel rail.

Outside - There is direct access from the living room to a private seating patio with well kept communal gardens beyond which have lawned and paved areas and attractive planting.

There are secure bicycle and bin stores for residents use.

TENURE - Leasehold

TERM - 143 years remaining

MAINTENANCE CHARGES - £618 PA

GROUND RENT - £195 PA

COUNCIL TAX - Band B

Property Highlights

- Secure Gated Development
- Luxury Ground Floor Apartment
- Desirable Location
- Stylish Contemporary Accommodation
- Beautifully Kept Communal Gardens & Private Seating Patio
- Engineered Oak Wood Flooring
- Gas Central Heating
- No Upward Chain

Further Information

Tenure - Leasehold

Council Tax - Band B

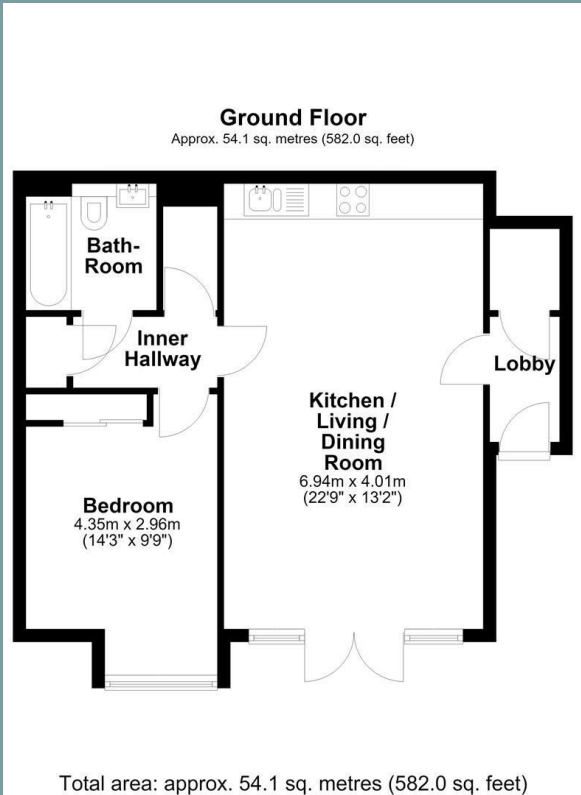
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





Flat 4 Vincent Court, Mill Road, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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