



Bush & Co.



## Flat 3 Vincent Court 307 Mill Road, Cambridge, CB1 3DF

Guide Price £350,000 Leasehold - Share of Freehold



Energy Rating Band B

Mill Road is a thriving commercial road with a unique atmosphere and a wealth of retail shops and services. There is schooling for most ages, several parks and this area has easy access to the railway station, Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.

The accommodation comprises; secure gated access to communal grounds, Front door to entrance hall with stairs to first floor and timber flooring. Landing with stairs to second floor with timber and glazed balustrade, under stairs study area, storage cupboard with a Worcester gas fired boiler serving hot water and central heating. Shower room, finely fitted with a walk in shower cubicle, hand basin. WC, towel rail, inset lighting and vanity mirror with storage. Tiled walls.

Sitting/ Kitchen, sitting area with timber flooring and double glazed windows to front elevation, inset lighting, kitchen area comprehensively fitted with one and half sink unit and range of wall and base units, electric hob, electric oven, dishwasher, fridge and freezer, washer dryer, quartz worktops and upstands. Bedroom 2 with double glazed window to front elevation, inset lighting and radiator. Second floor, landing with storage cupboard. Bedroom One a spacious well planned room with dormer window to front elevation and radiator, dressing room with fitted storage and hanging rail. Bathroom comprising a panel bath and shower over, hand basin and WC, Velux window, inset lighting and towel rail.

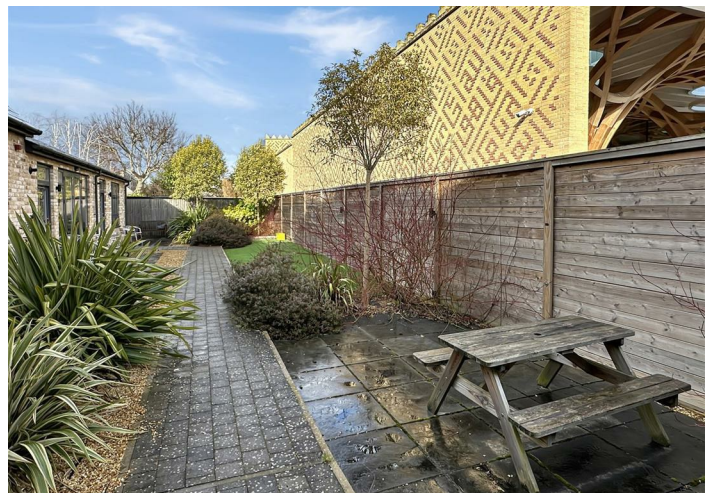
Outside are well maintained communal gardens, bike and bin storage.

Tenure: Leasehold with share of Freehold interest.

Service charges: £786 pa NO ground rent.

Services; Mains water, drainage, gas and electricity.

Council Tax: C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

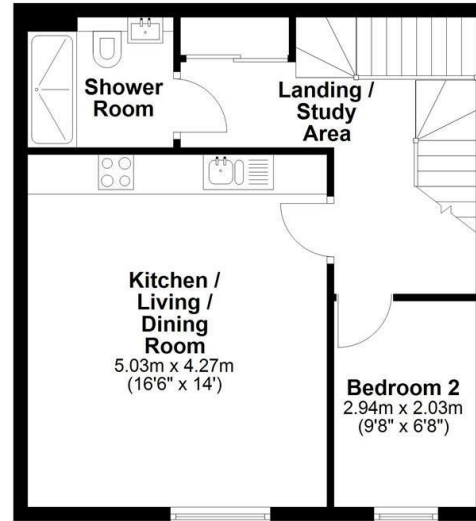
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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

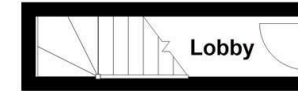
Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

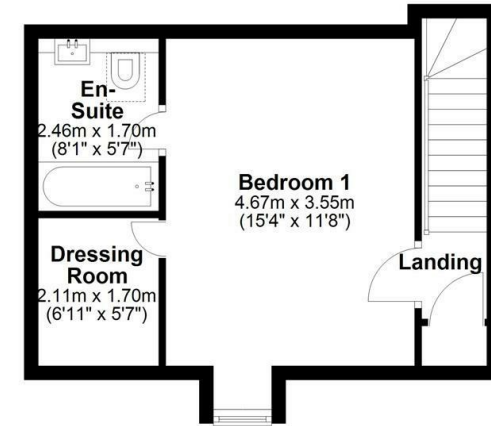
**First Floor**  
Approx. 44.7 sq. metres (481.5 sq. feet)



**Ground Floor**  
Approx. 3.2 sq. metres (34.4 sq. feet)



**Second Floor**  
Approx. 30.7 sq. metres (330.0 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

