



FLAT 94, WINDMILL GRANGE, WINDMILL LANE, HISTON, CAMBRIDGE, CAMBRIDGESHIRE, CB24 9JF  
Offers in the region of £200,000

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A superb top floor two-bedroom, two-bathroom retirement flat enjoying stunning views in this sought after retirement scheme of homes in the very heart of Histon.



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- Two bedrooms, both with wardrobes.
- Master with an ensuite shower room.
- Kitchen with appliances.
- Sitting room with beautiful open views.
- Communal Areas.

### Communal Entrance

Communal stairs and lift access to the first and second floor housing the larger flats within Windmill Grange.

### Entrance Hall

A broad hallway with two built in storage cupboards.

### Sitting Room

With a feature electric fireplace and attractive surround and delightful views across rooftops.

### Kitchen

Refitted with a good range of cupboard units and shelving with an integral oven and grill, electric hob with a concealed extractor hood over, dishwasher, washing machine, fridge and separate freezer, Velux window, splash back tiling and a vinyl flooring cover.

### Bedroom 2/ Dining Room

A versatile room with private views and a built-in wardrobe with double mirror fronted doors.

### Bathroom

A three-piece suite comprising a bath, WC, pedestal wash handbasin, splash back tiling, Velux window and electric heater.

### Master Bedroom

A generous double bedroom with two built in wardrobes and private views.

### Ensuite

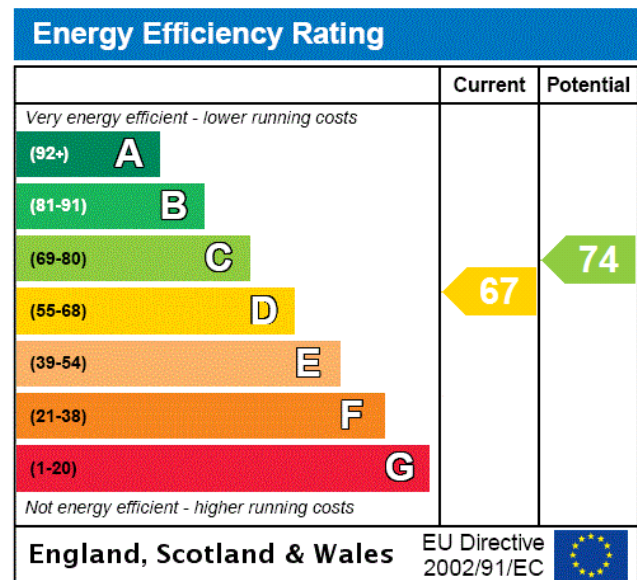
Comprising a replaced and fully tiled shower cubicle, pedestal wash handbasin, 2nd WC, Velux window and electric heater.

### Communal Areas

Includes well-kept gardens with seating and clothes drying and parking. Internally the development has a generous communal lounge, dining room, kitchen, laundry room and guest bedroom - photographs within our online marketing.

### Leasehold Details

Tylers understand there are 90 years remaining on the lease with an annual service charge of around £8000 covering the 24hr onsite warden, water rates, buildings insurance, maintenance of all communal areas including external window cleaning and 1.5 hours of internal cleaning per flat per week.



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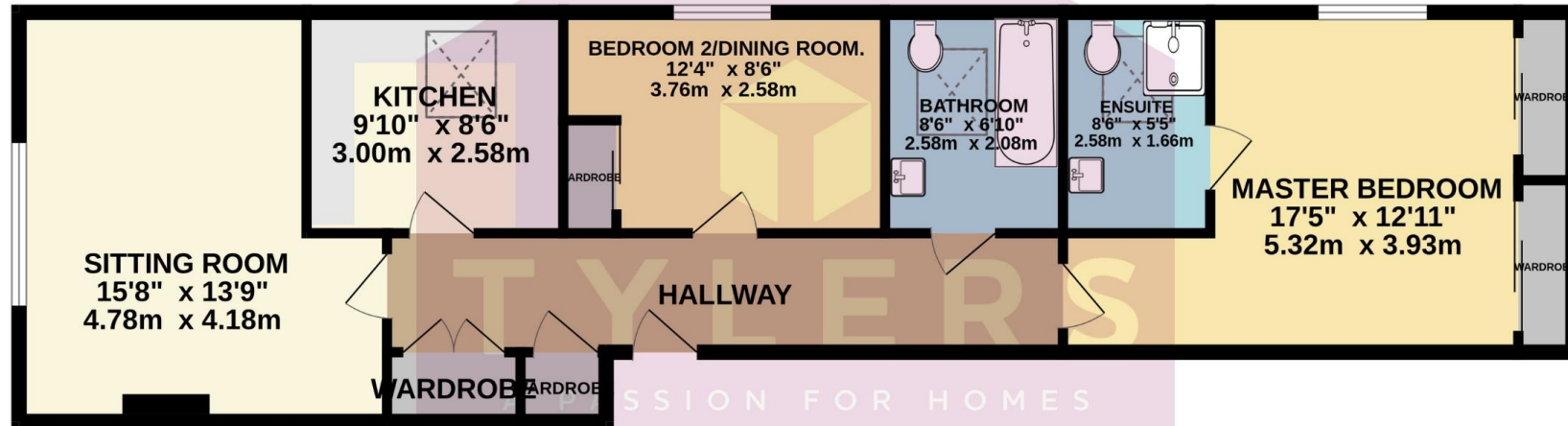
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GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



WINDMILL GRANGE, WINDMILL LANE, HISTON, CB24 9JF

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

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