



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

TYLERS.NET

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

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19 High Street, Histon
Cambridge CB24 9JD
01223 235111

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Willingham, Cambs CB24 5ES
01954 260952

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16a High Street
Newmarket, Suffolk CB8 8LB
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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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Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd

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