



Bush & Co.

35 Millcroft Court Mill Road, Cambridge
Guide Price £145,000

Millcroft Court is a purpose built retirement complex of similar homes for the over 60's set within beautifully kept communal garden areas and with ample residents car parking. The scheme sits back from Mill Road with secure barrier access and offers many conveniences with a good range of shops, cafes, supermarkets, post office, chemist, doctors etc all on your doorstep. The city centre, Addenbrookes hospital and the railway station are all within easy reach too with a bus stop located just outside the development.

Millcroft Court has an enviable community feel with a large residents lounge which hosts regular events, a quiet first floor reading room with seating terrace overlooking gardens and two laundry rooms. There is a house manager on site during working hours and each apartment has a 24 hour careline system installed. Number 35 is located on the first floor at the front of the building and is accessible by lift and stairs. The apartment comprises hallway with

storage cupboard, well proportioned sitting room which is open to the kitchen area which includes integrated appliances, generous double bedroom with built in wardrobes and a modern remodelled three piece shower room with double width cubicle. The windows are double glazed and there is an electric heating system.

Outside - There are beautifully kept gardens to the side and rear in addition to ample car parking in the residents car park to the front of the building.

TENURE - Leasehold
TERM - 99 years from 1987
MAINTENANCE CHARGES - £1676.39 twice yearly
GROUND RENT - £137.54 twice yearly
COUNCIL TAX- Band B
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan
Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 45.6 sq. metres (491.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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