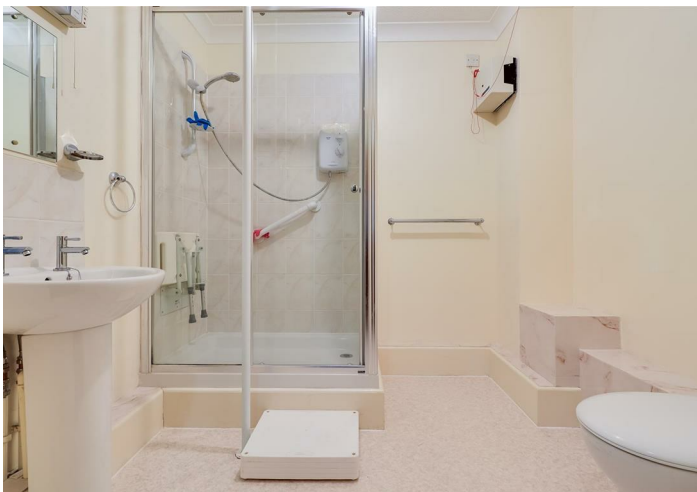




Bush & Co.





## Flat 5 Millcroft Court Mill Road, Cambridge, CB1 3PE

**Guide Price £185,000 Leasehold**



Energy Rating Band C

Millcroft Court is a purpose-built retirement complex of similar homes set within beautifully kept communal garden areas and with ample residents' car parking. The development sits back from Mill Road with 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.

Millcroft Court has an enviable community feel with a large resident lounge which hosts regular events, a quiet reading room with a 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.

The apartment comprises an entrance hall, which gives access to all rooms, and there is a storage cupboard. The open plan living/dining room is light and airy, with new carpet, ample space for table and chairs patio doors lead to the communal gardens.

The newly fitted kitchen has a range of matching cabinets and drawers, ample work surfaces, integrated dishwasher, space and plumbing for appliances finished with modern tiling.

There is a large double bedroom, with a window overlooking the gardens and, built-in slider wardrobe.

The shower room has a large walk-in shower, WC, and hand-wash basin

Tenure: Leasehold 99 years from 1987.

Services charge: £1704.88 per half year.

Ground rent: £137.54 per half year.







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### Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 44.6 sq. metres (480.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### 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

169 Mill Road  
Cambridge  
Cambridgeshire  
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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

