



Bush & Co.

# Flat 11 Millcroft Court Mill Road, Cambridge - Guide Price £165,000

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 a barrier access and offers many conveniences with 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 residents lounge which hosts regular events, a quiet 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 11 is situated in a lovely ground floor position within the development overlooking the beautifully kept gardens, the launderette is also close by. The

apartment comprises hallway with storage cupboard, sitting room which is open to the refitted kitchen area, generous double bedroom with built in wardrobes and bathroom with bath, W.C. The patio doors open up directly onto the communal gardens. The windows are double glazed and there is an electric heating system.

**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**



Millcroft Court, Mill Road, Cambridge, CB1 3PE



Total Area: 44.4 m<sup>2</sup> ... 477 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## 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.

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