



Bush & Co.



Flat 8, Millcroft Court Mill Road, Cambridge, CB1 3PE

Guide Price £145,000 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 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.

Flat 8 benefits from a desirable ground floor position with pleasant views over the communal grounds. The property opens into an entrance hall offering a useful storage cupboard, entry phone system and electric storage heater. A bathroom with a walk-in shower enclosure, W.C and wash hand basin with fitted storage. The spacious double bedroom has the added benefit of a built in wardrobe. The bright open-plan living area incorporates a well-appointed tiled kitchen and comfortable sitting room, with patio doors opening directly to the grounds, creating a lovely indoor-outdoor flow.

TENURE - Leasehold

TERM - 99 years from 1987

MAINTENANCE CHARGES - £305.23 per month

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



Exceptional service in Cambridge and the surrounding area

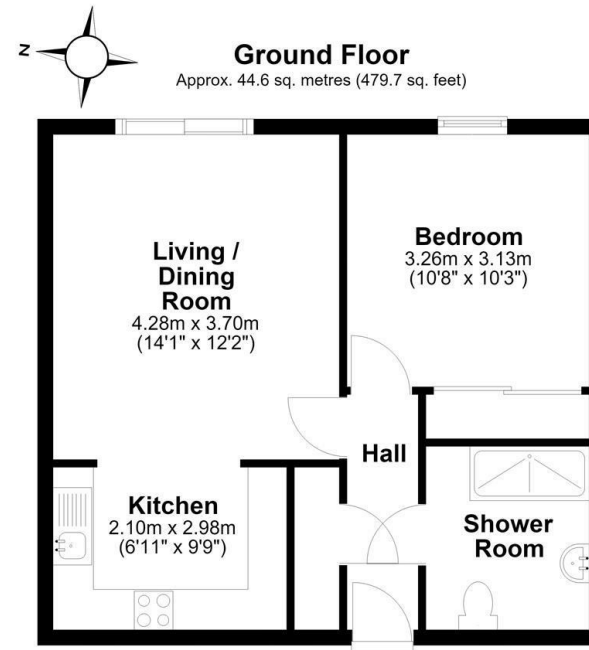
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At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

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Contact us for a market appraisal
01223 246262
sales@bushandco.co.uk



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.