



## **MILLCROFT COURT, MILL ROAD, CAMBRIDGE, CB1 3PE**

- Addenbrookes Hospital - approx. 2.2 miles
- Cambridge Railway Station - approx. 2 miles
- Drummer Street Bus Station - approx. 2.7 miles

Available to over 60s only · Well presented one bedroom apartment · Large residents lounge hosting regular events · Views over the well manicured communal gardens · Off street parking for residents & visitors · EPC rating TBC

### **DESCRIPTION**

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 22 is located on the first floor and is accessible by lift and stairs. The apartment comprises hallway with storage cupboard, sitting room which is open to the kitchen area, generous double bedroom with built in wardrobes and three piece bathroom. The windows are double glazed and there is an electric heating system.

### **LOCATION**

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 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.**



## ADDITIONAL INFORMATION

**Tenure:** Leasehold with approximately 61 years remaining

**Ground Rent:** Approx £275.08 per annum

**Service Charge:** Approx £3,409.76 per annum

**Services:** Mains water, electricity & drainage

**Local Authority:** Cambridge City Council

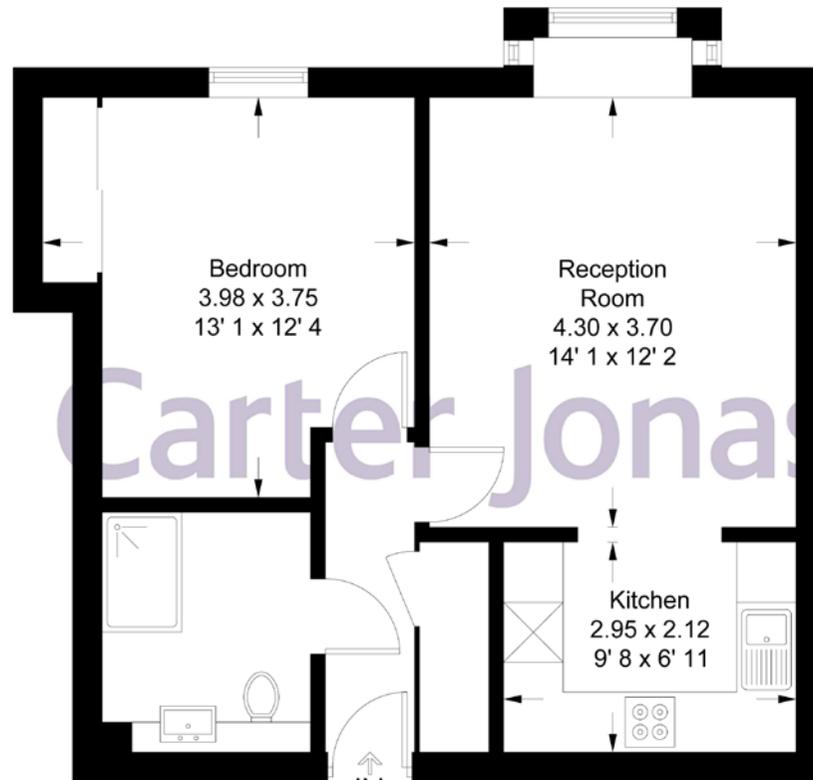
**Viewings:** Strictly by appointment with the selling agents

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## Millcroft Court

Approximate Gross Internal Area = 507 sq ft / 47.1 sq m



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(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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