

Flat 15, Mill Side, London Road PE27 5GU









## Guide Price: £280,000 Leasehold

## Mill Side, London Road, PE27 5GU

- Second Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- Spacious Living Room
- Communal Gardens With River Views
- Off-Road Parking
- Town Centre Location
- No Forward Chain
- Leasehold
- Energy Rating: B/81

This spacious two-bedroom second-floor apartment's prime location also provides easy access to the Guided Busway, facilitating simple travel into Cambridge.

The interior features a generous living room/dining room area, a kitchen with appliance space, bathroom and two bedrooms. The principal bedroom includes an en-suite shower room.

Additionally, there is a communal garden area that is enclosed, offering a serene spot to enjoy the picturesque river views and town centre scenery. The apartment complex, known as Mill Side, is equipped with a lift and an intercom entry system for added convenience. On-site parking is available.

Leasehold: 150 years from 1 January 1997. The annual ground rent and service charge are combined at £2,005.34 per Annum and are reviewed annually.

Lease and maintenance details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, lease details must be verified by your solicitor.

Huntingdonshire District Council. Council Tax Banding C.

These details are subject to approval.

## Accommodation

**Communal Entrance** 

Entrance Hall

**Living Room/Dining Room** 15'5" x 10'7" (4.7m x 3.23m).

**Kitchen** *11'3" x 8'11" (3.43m x 2.72m)*.

**Bedroom 1** 11'4" x 9'10" (3.45m x 3m).

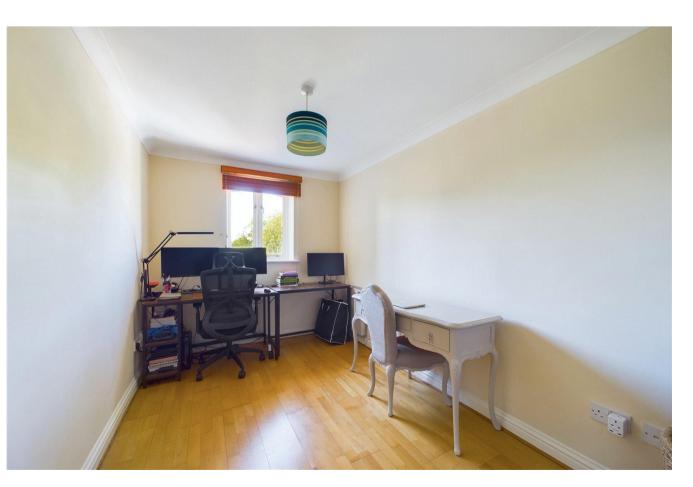
**En-suite Shower Room** 

**Bedroom 2** 13'11" x 7'8" (4.24m x 2.34m).

Bathroom







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