



Flat 15, Mill Side, London Road  
PE27 5GU







Guide Price: £280,000

Leasehold

Mill Side, London Road, PE27 5GU

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- 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
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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



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



### Thomas Morris

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