



## 10 WINDMILL GRANGE, HISTON, CAMBRIDGE, CB24 9JF

**Offers around £115,000 Invited**



**A ground floor one bedroom retirement apartment enjoying a west facing aspect within this popular development in the very heart of this sought after village.**



Histon is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the Cambridge North Rail Station.

**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

[hello@tylers.net](mailto:hello@tylers.net) | **TYLERS.NET**

### RECEPTION HALL

A good size with shelved airing cupboard, entry phone and Economy 7 storage heater.

### LIVING ROOM

With TV and telephone points, electric panel heater and economy 7 storage heater, double doors to:

### KITCHEN

With a range of fitted high and low level cupboard and drawer units, work surfaces, stainless steel sink units, space for appliances, plumbing for washing machine, ceramic tiling to splashbacks, extractor fan, electric fan heater.

### BEDROOM

With built in double wardrobe having mirror sliding doors, storage cupboard, electric panel heater.

### BATHROOM

With suite comprising panelled bath in tiled surround having electric shower over, hand basin, low level WC, extractor fan, electric fan heater.

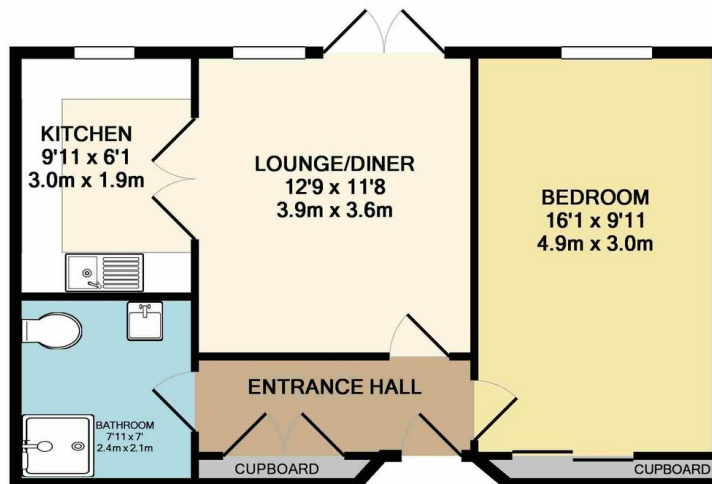
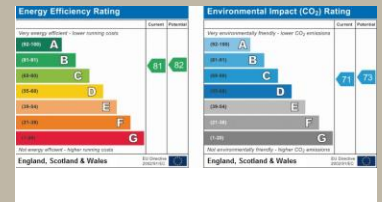
### OUTSIDE

Attractive well tended communal gardens and parking area.

### NOTE

We understand the property is held on a 125 year lease with approximately 99 years remaining. There is a service charge of around £5,980 for 2018/2019 which covers: - The 24 hour on call warden, Water rates, Buildings Insurance, Maintenance of all communal areas, External window cleaning, 1 ½ hours of cleaning per week.

**Council tax band: C - £1636 p/a**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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