



18 WINDMILL GRANGE, HISTON, CAMBRIDGE, CB24 9JF

Offers In Region Of £180,000



A rare opportunity to purchase a GROUND FLOOR TWO BEDROOM retirement flat near to the entrance of this favoured retirement development central to this bustling 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. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

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 | **TYLERS.NET**



GROUND FLOOR 683 sq. ft.
(63.5 sq. m.)

ENTRANCE HALL

A broad hallway with security phone entrance system, two built in wardrobes and a third coat hanging wardrobe.

LOUNGE/DINER

Overlooking the front communal gardens and a raised plant bed with water feature.

KITCHEN

Ample cupboards, electric oven, dishwasher, fridge freezer and side window.

BEDROOM 1

A versatile and sizeable bedroom which has been used as the main reception room with a feature electric fireplace with double doors opening a courtyard garden offering easy access to the car park and enclosed bin area.

BEDROOM 2

A good double bedroom with built in wardrobe.

SHOWER ROOM

A four piece suite with a fully tiled shower, low level WC, wash hand basin with vanity cupboard below, bidet, electric heated towel rail, hand rails, extractor fan and electric fan heater.

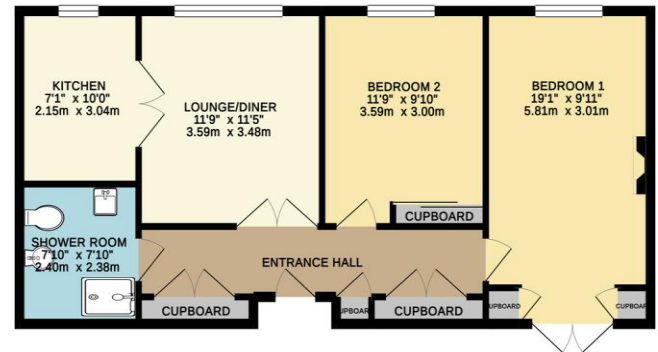
OUTSIDE

Attractive communal gardens and parking.

AGENTS NOTES

We understand the property is held on a 125 year lease with approximately 97 years remaining. There is a service charge of around £5980.00 for 2018/2019 which covers: the 24 hour onsite warden, Water rates, maintenance of all communal areas, external window cleaning and 1 ½ hours of cleaning per week.

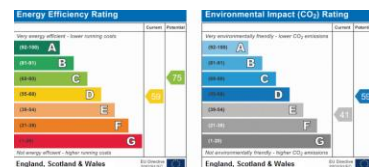
Council Tax Band D £1,860.32 for 2019/20



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TOTAL FLOOR AREA: 683 sq. ft. (63.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, 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 is given as to their operability or efficiency can be given. Made with Design 12322



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