



## 85 Millbrook House

50 Lode close, Soham, Cambs, CB7 5WN

**Guide Price £150,000**



Spacious 2 bedroom supported living apartment in this very popular development close to the Town Centre, Library and Railway Station. Millbrook House has a communal lounge, restaurant, guest suite, hair salon, games room and a landscaped garden. There are lifts to all floors and level access throughout. There is a daytime reception with 24-hour care staff on site and secure door entry to the building and the apartment. The price guide is for a 75% share with Sanctuary retaining the remaining 25% and the purchase is limited to those over 55 years of age. There is no upward chain.



## Soham

Soham is the second largest town in East Cambridgeshire and is located between Ely (6 miles) and Newmarket (7 miles), both of which have a wide range of shopping and leisure facilities. The A142 has good connections with Cambridge via the A14. Soham has its own range of local shops including the Co-Op & Asda and small eateries, pubs, hairdressers, leisure centre and doctor's surgery. The town is a popular place to live for families due to the area's proximity to Cambridge, Ely and Bury St Edmunds. There are three primary schools feeding into the well-regarded Soham Village College. Soham train station links to Ely and the mainline to Cambridge and London. London Stansted airport is a 40-minute drive via the A11.

## Hallway

Coved ceiling with two light points. Mains wired fire alarm. Central heating thermostat. Electric radiator. Storage cupboard with shelf, light and fuse box.

## Living Area - 5.72m x 3.56m (18'9" x 11'8")

Part sloped ceiling. Double glazed window to the front aspect. Telephone point. Two ceiling light points. Electric radiator. TV point. Opening to:

## Kitchen Area - 3m x 3m (9'10" x 9'10")

Range of units at base and wall level with worksurfaces over. Tiled splash areas. Integrated fridge and integrated freezer. Integrated automatic washing machine. Stainless steel sink with mixer tap. 4-Ring electric hob with stainless steel extractor over. Zanussi integrated single oven. Coved ceiling with fluorescent strip light.

## Bedroom 1 - 4.75m x 3.63m (15'7" max x 11'11")

Double glazed window to the front aspect and double-glazed picture window to the front aspect. Electric radiator. TV point. Ceiling light point.

## Wet Room - 3.05m x 2.18m (10'0" x 7'2")

Electric Heater. Low level WC. Wash basin. Tiled splash areas. Mirror. extractor fan. Ceiling light. Shower area with rail/riser. Door from hall. Door from bedroom 1.

## Bedroom 2 - 3.99m x 3.78m (13'1" x 12'5" max)

Double glazed window to the front aspect and double-glazed picture window to the front aspect. Electric radiator. Coved ceiling and ceiling light point. TV point.

## Outside

Communal Landscaped gardens surround the site and there is a parking area with visitor parking.

## Property Information.

There are weekly social activities and themed events throughout the year which offer the owner a chance to meet new people and join the friendly community.

The price shown is for 75% Shared Ownership.

The management /service charge/rent fee to Sanctuary is currently £493.97 per month with an optional £(17 per week charge for a pull cord and extra care service.

There is free Wi-Fi in communal areas.

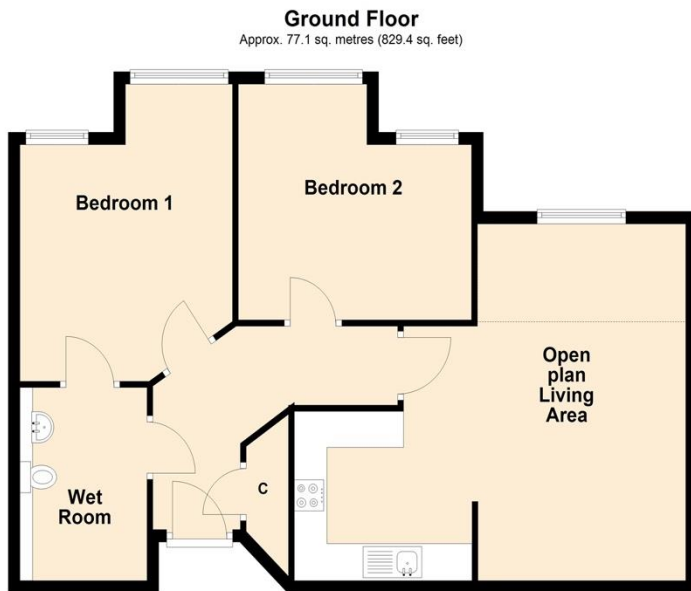
To be eligible to live at Millbrook House, you must:

- Be aged 60 or over, or aged 55 or over if you have a disability.
- Reside in, or have a family connection to the local area
- Pass an interview process with Sanctuary Housing.

## ALL VIEWINGS ARE STRICTLY BY APPOINTMENT

Local council is East Cambridgeshire District Council  
Tax Band is A.

There is No onward chain, and the apartment is available for immediate occupation



Total area: approx. 77.1 sq. metres (829.4 sq. feet)

## Energy Efficiency Graph



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