



## 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:

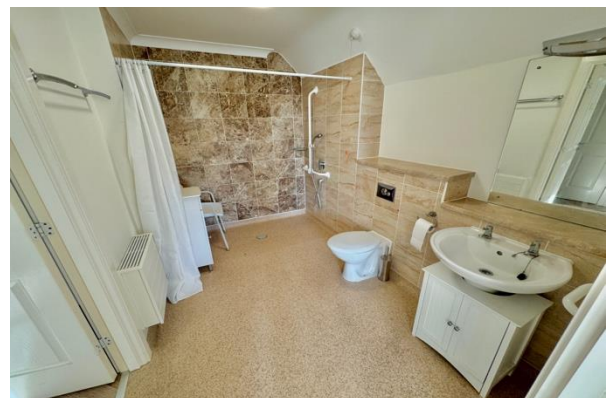
- Be aged 60 or over, or aged 55 or over if you have a disability.
- Reside in, or have a family connection to the local area
- Pass an interview process with Sanctuary Housing.

## 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



## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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