



## 21 Millbrook House

Lode close, Soham, Ely, Cambs CB7 5WN

**Guide Price £170,000**



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, a daytime reception, 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.

## Hall

Coved ceiling with light point and fire alarm. Emergency pull cord. Electric heater.

## Store Cupboard - 2.36m x 1.52m (7'9" x 5'0")

Walk-in storage space with shelving and ceiling light point.

## Laundry Room - 1.73m x 1.45m (5'8" x 4'9")

Walk-in storage with shelving for laundry and ceiling light point.

## Living/Kitchen Area - 6.05m x 4.72m (19'10" x 15'6") max plus kitchen of 12'0" x 6'6"

Double glazed window and patio doors opening to the communal garden areas. Two electric heaters. Coved ceiling with three light points. TV and telephone points. Kitchen area has a range of units at base and wall level with work surfaces over. Single drainer stainless steel sink. Tiled splash areas. Integrated 50/50 fridge freezer. 4-ring electric hob with extractor above. Zanussi eye level single electric oven. Integrated Indesit washing machine. Coved ceiling with fluorescent strip light. Emergency pull cord

## Bedroom 1 - 3.89m x 3.71m (12'9" x 12'2")

Two double glazed windows to the side aspect. Electric heater. Coved ceiling with light point and emergency pull cord.



## Bedroom 2 - 3.71m x 3.3m (12'2" x 10'10")

Two double glazed windows to the side aspect. Electric heater. Coved ceiling with light point and emergency pull cord.

## Wet Room - 2.97m x 2.11m (9'9" x 6'11")

Radiator. Low level WC with grab rails. Wash basin. Shaver socket. Mirror with light above. Shower fittings to wall Tiled splash areas. Door to bedroom 1.

## Outside

Communal gardens wrap round the main building with a car parking area to the front.

## Notes

The property is only available to persons over 55 years of age who must pass an interview process with Sanctuary Housing.

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 monthly management /service charge/rent fee to Sanctuary is currently £493.47 with a further £17 per week charge for a pull cord and extra care service.

There is free Wi-Fi in communal areas and pull cords are fitted in every apartment

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

1/ Be aged 60 or over, or aged 55 or over if you have a disability.

2/ Reside in, or have a family connection to the local area

## ALL VIEWINGS ARE STRICTLY BY APPOINTMENT

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

No onward chain and available for immediate occupation.

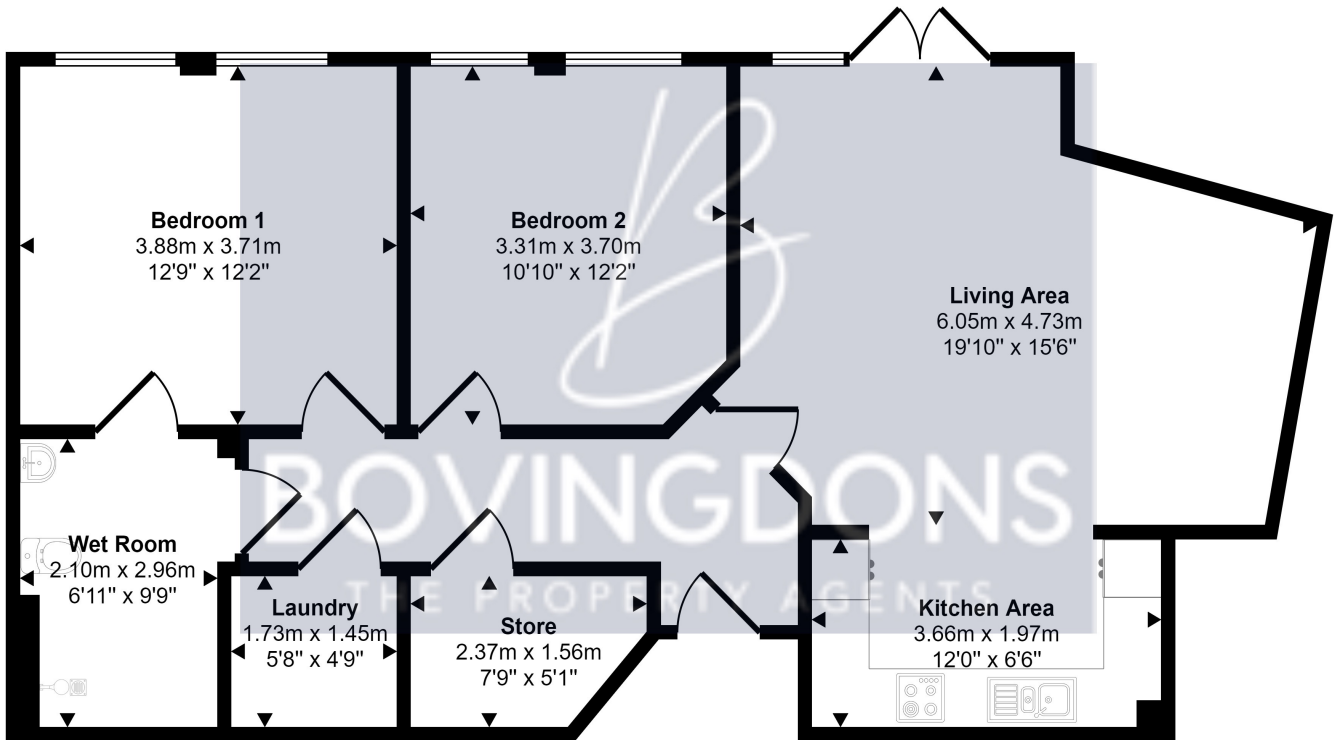




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Approx Gross Internal Area  
83 sq m / 889 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.