



83 Millbrook House

Lode Close, Soham 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 onward 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/A11.

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 highly-rated 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/M11.

Hallway

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

Living Area - 5.74m x 4.78m (18'10" x 15'8")

Two radiators. Double glazed patio doors to a Juliette balcony to the rear aspect. Telephone and TV points. Intercom phone. Coved ceiling with two light points. Opening to;

Kitchen Area - 3m x 2.72m (9'10" x 8'11")

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

Bedroom 1 - 4.83m x 3.63m (15'10" x 11'11")

Two double glazed windows to the rear aspect. Electric radiator. Ceiling light point.

Bedroom 2 - 3.99m x 3.81m (13'1" x 12'6")

Two double glazed windows to the rear aspect. Electric radiator. Ceiling light point. Telephone point. Free-standing double wardrobe with sliding doors.

Wet Room - 3.02m x 2.18m (9'11" 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.



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 with 25% owned by Sanctuary Housing.

The management /service charge/rent fee to Sanctuary is currently £521.76 per month which includes hot water and heating with an optional £(tbc) 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 area.

Pass an interview process with Sanctuary Housing.

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

Mains water, sewerage and electricity is connected. Heating is by electric radiators.

Flood risk is very low.

Restrictions apply but there are no Easements, Wayleaves or Rights of Way.

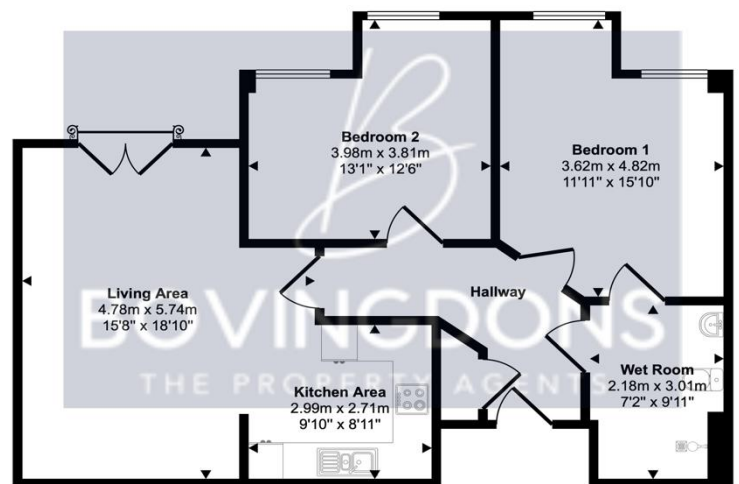
There is No onward chain, and the apartment is available for immediate occupation.

ALL VIEWINGS STRICTLY BY APPOINTMENT

ID & AML Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

Approx Gross Internal Area
77 sq m / 828 sq ft



Floorplan

Energy Efficiency Graph

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.

EPC COMMISSIONED



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