



North Lodge Park, Milton, CB24 6UB

**CHEFFINS**

## North Lodge Park

Milton,  
CB24 6UB

A stylish and well presented two bedroom ground floor maisonette, extending to approximately 631 sq ft, offering bright and thoughtfully arranged accommodation with the benefit of an allocated parking space and attractive communal gardens backing onto open grazing fields. Forming part of this popular modern development in the heart of Milton, the property makes an ideal first time purchase, investment or downsize opportunity.

### LOCATION

North Lodge Park benefits from many communal amenities including playing fields, playground and forested nature walk. Milton is one of Cambridge's most highly regarded villages, situated immediately north of the city and offering an excellent range of everyday amenities including shops, public houses, cafés, a primary school and a doctor's surgery. The village is particularly well placed for commuters, providing swift access to the A10, A14 and M11, together with Cambridge North Railway Station, offering regular services to London and beyond. Milton Country Park is within easy reach, providing extensive walks, cycle routes and recreational facilities, whilst Cambridge Science Park, the Business Park and the city centre are all readily accessible. Milton is served by two bus routes to the city centre and Addenbrookes is easily accessible by bus or by train.

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Guide Price £275,000





## ENTRANCE HALLWAY

Panel glazed entrance door leading into entrance hallway with wood effect flooring, recessed storage area and panel doors leading to the respective rooms.

## OPEN PLAN LIVING/KITCHEN/DINING ROOM

A bright and sociable open plan space.

### Living Area

Continuation of the wood effect flooring from the entrance hallway, radiator, panel door providing access to storage cupboard, double glazed window overlooking the communal gardens and opening through to the dining area.

### Dining Area

Continuation of the wood effect flooring, large double glazed window overlooking the communal gardens and opening through to the kitchen.

### Kitchen

Fitted with a comprehensive range of wall and base mounted storage cupboards and soft closing drawers with stone effect roll top work surfaces incorporating an inset stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with tiled splashback, extractor hood above and integrated oven below. Space for fridge freezer together with space and plumbing for both a dishwasher and washing machine. Wall mounted Vaillant gas fired combination boiler providing domestic hot water and central heating, together with a double glazed window overlooking the communal grounds.

## BEDROOM ONE

Double bedroom with wood effect flooring, fitted wardrobes accessed via sliding mirrored doors incorporating hanging rails and shelving, radiator and double glazed window to the front aspect.

## BEDROOM TWO

Double bedroom with wood effect flooring, fitted wardrobe with hanging rails and shelving, radiator and double glazed window to the front aspect.

## FAMILY BATHROOM

Fitted with a contemporary three piece suite comprising panel enclosed bath with mixer tap, wall mounted shower and glazed shower screen, concealed dual flush low level WC and wash hand basin with separate hot and cold taps and tiled splashback. Heated towel rail, wall mounted lighting, stone effect flooring and extractor fan.

## OUTSIDE

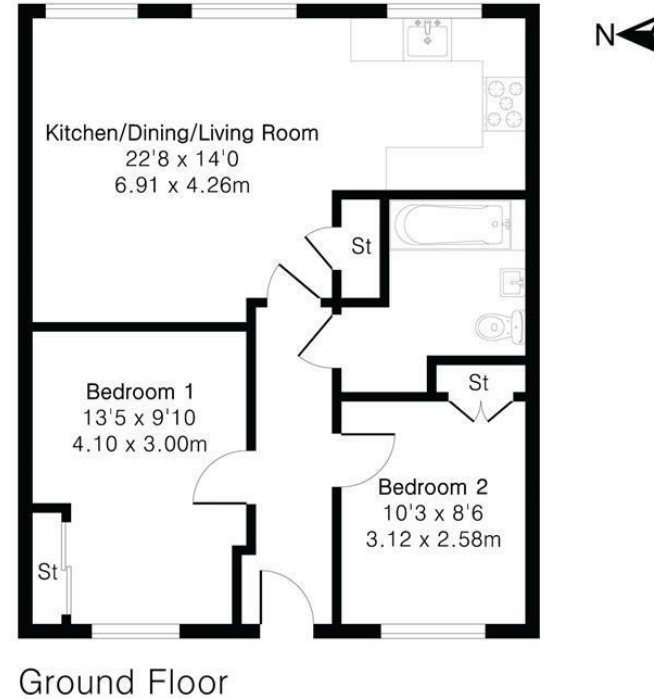
The property is approached from North Lodge Park via a private paved pathway leading to the entrance door beneath a storm porch. To the rear is one allocated parking space and secured communal bike storage together with attractive communal gardens, principally laid to lawn, incorporating a clothes drying area and enjoying delightful open views across grazing fields beyond.

## AGENTS NOTE

Tenure - Leasehold  
Length of Lease - 88 Years Remaining  
Annual Ground Rent - Peppercorn  
Annual Service Charge - £1,197



Approximate Gross Internal Area 646 sq ft - 60 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		81	81
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £275,000  
 Tenure - Leasehold  
 Council Tax Band - B  
 Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the Material Information Brochure on our website.  
 Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



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