



**Watson House, Mill Park, Cambridge, CB1 2FH**

**CHEFFINS**



## Mill Park

Cambridge,  
CB1 2FH

A well proportioned one bedroom ground floor apartment situated in this well established and highly sought after city development within close proximity to Cambridge Station as well as the city centre and other local amenities.

### LOCATION

Mill Park is a prime location in Cambridge, situated a moment away from the city's main transport hub, Cambridge Station. This central location offers fantastic access to London, with frequent train services to London King's Cross and Liverpool Street taking approximately 50-60 minutes, making it ideal for commuters. London Stansted airport is just 30 mins away. The area around Mill Park is vibrant and well-served by a variety of amenities. Just a short walk away is Cambridge Leisure Park, home to a range of entertainment options, including restaurants, bars, a cinema, and a gym. Local supermarkets such as Tesco and Sainsbury's are also conveniently nearby for daily essentials. For green spaces, residents can enjoy walks in the tranquil Botanic Gardens, nearby Hills Road Park and access to the expansive Parker's Piece, just a short stroll away. Mill Park is also well-connected to the Cambridge Biomedical Campus and Addenbrooke's Hospital via public transport, while the city centre, with its historic colleges, shopping destinations like The Grand Arcade, and a rich variety of dining options, is within easy reach by foot, bike, taxi (taxi rank at Cambridge Station) or bus.



**Guide Price £298,000**





## UPVC DOUBLE GLAZED DOOR

into:

## ENTRANCE LOBBY

tiled and access through into:

## ENTRANCE HALL

with stairs and lift providing access to the upper floors. Door into:

## ENTRANCE CORRIDOR

carpeted, downlighters, access to the property

## ENTRANCE HALL

with wood effect laminate flooring, underfloor heating, storage cupboard with space and plumbing for washing machine and storage access, access into various other rooms.

## SITTING ROOM & KITCHEN

continuation of the wood effect laminate flooring, sliding door out onto terrace area, spotlights, underfloor heating. Kitchen with range of floor and wall units, granite worktop, stainless steel sink with mixer tap and integrated appliances including Siemens oven, Siemens 4 ring induction hob, Electrolux dishwasher, and integrated fridge and freezer, extractor fan.

## BEDROOM

carpeted, built-in wardrobe with sliding door, upvc double glazed window overlooking terrace area, underfloor heating, downlighter.

## BATHROOM

with tiled floor and part tiled walls, bath with shower over, three piece suite comprising bath with shower over, wash hand basin with mixer tap, low level w.c., heated towel rail, spotlights, extractor fan, underfloor heating.

## AGENTS NOTE

Tenure - Leasehold

Length of Lease - 987 Years Remaining

Annual Ground Rent - £200

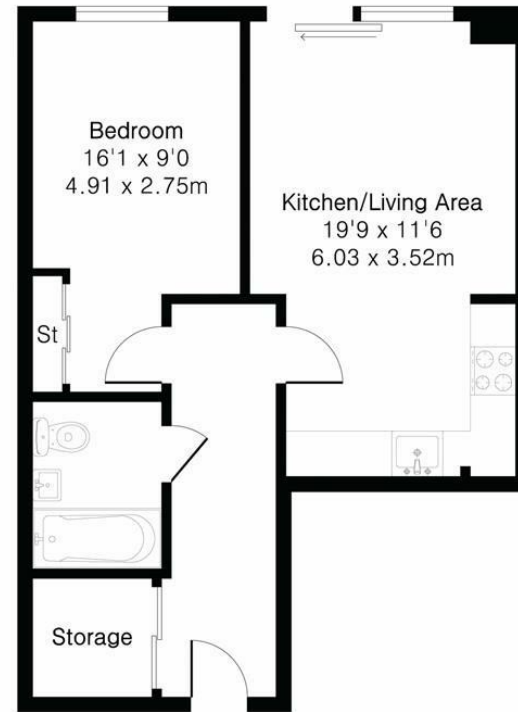
Annual Service Charge - £3,600

Service Charge Review Period - N/A





Approximate Gross Internal Area 517 sq ft - 48 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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