



62 Millbrook House

Soham, Ely, Cambs, CB7 5WN
Guide Price £120,000



Description

Spacious 1 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.

Hallway - 2.92m x 1.63m (9'7" x 5'4") Storage cupboard with shelving and light and fuse box. Further storage cupboard with shelving and light. Heating controller. Pull Cord. Fire alarm. Coved ceiling with light point.

Living Room - 4.27m x 3.86m (14'0" x 12'8") Double glazed window to the side aspect. Double glazed patio doors with Safety rail overlooking side aspect. Intercom phone point. Convection radiator. TV and telephone points. Opening to Kitchen.

Kitchen - 2.87m x 2.57m (9'5" x 8'5")

Range of kitchen units at base and wall level with roll top worksurfaces. Single bowl stainless-steel sink. Zanussi 4 ring electric hob and Zanussi extractor over and eye level Zanussi oven. Tiled splash areas. Integrated Indesit fridge and freezer Coved ceiling with fluorescent strip lighting.

Bedroom - 4.83m x 3.71m (15'10" max x 12'2")

Two double glazed windows to the side aspect. Convection radiator. Telephone and TV Points. Pull Cord. Coved ceiling with light point. Door to Wet Room.

Wet Room - 2.97m x 2.21m (9'9" x 7'3")

Low level WC. Wall hung wash basin. Convection radiator. Extensive tiling. Mirror and light. Shave socket. Grab/Safety handrails. Shower to corner.

Outside

Communal Landscaped gardens surround the site and there is a parking area with visitor parking.

Notes

The property is only available to persons over 55 years of age who have to 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.

There is a monthly management /service charge/rent fee to Sanctuary with an optional charge per week charge for a pull cord and extra care service. (we await details of 2024 charge)

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:

- 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

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT

Council Tax Band is A.

No onward chain and available for immediate occupation.

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.

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Floor Plans



Total area: approx. 56.9 sq. metres (612.9 sq. feet)



Energy Efficiency Graph

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

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