



Long Road

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A ground floor apartment with two double bedrooms located in a secluded position off Long Road which is very convenient for the city centre, train station and the Addenbrooke's Campus.

Guide Price:  
£275,000

Long Road, Cambridge,  
CB2 8HE



The Old Mill Flats were built in the 1970s, there are eight in the development all of which are pleasantly positioned behind The Old Mill.

Number 7 is a ground floor apartment, it has a traditional layout with a central hall leading onto all rooms. It is in need of some general updating but this adds to its appeal allowing the purchaser to create the style and space they want.

The living room has two south facing windows to the front allowing lots of natural light, there are two double bedrooms both including fitted double wardrobes, a fitted kitchen and a three piece bathroom.

To the front there is a parking area with a parking space for each apartment. A path leads to the rear and access to the ground floor properties, here you find an enclosed drying area and space for bicycles.

The property has a lease of 125 years with the ground rent set at £250 per annum and the service charge is around £925 per annum. This property is available with no onward chain.







59 sqm / 631 sqft

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Leasehold

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Ground floor flat

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2 bed, 1 recep, 1 bath

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Parking space

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1970s

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EPC - C / 73

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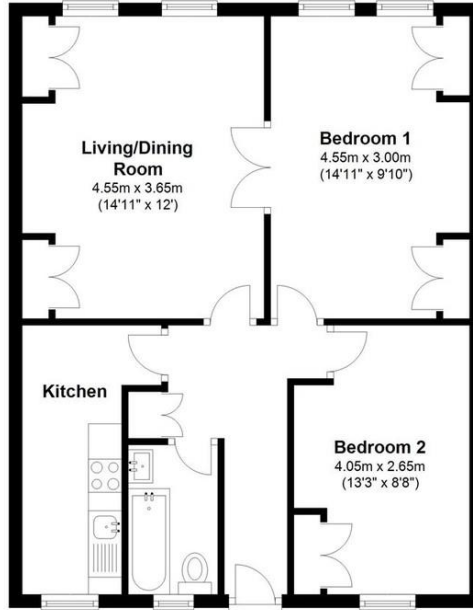
Council tax band - C

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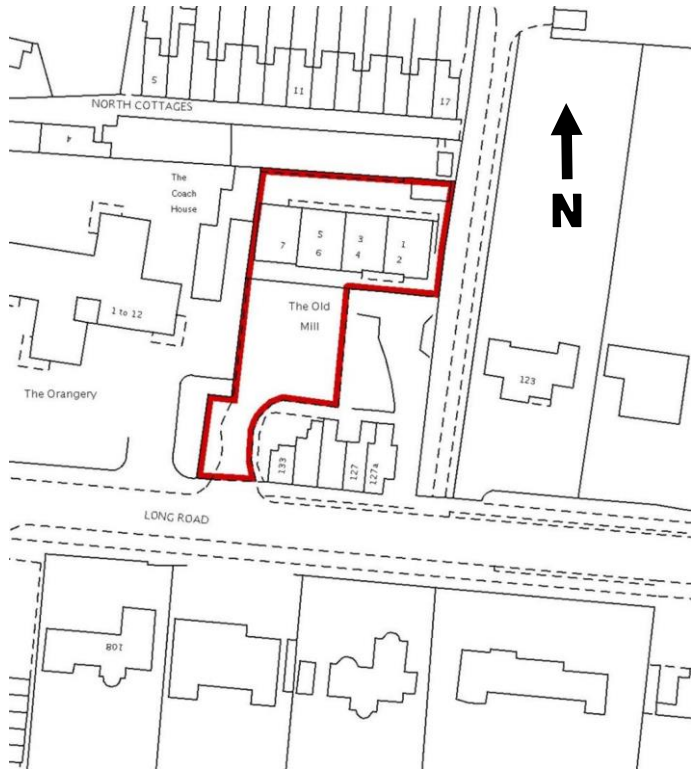
## Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.5 sq. feet)





Old Mill Flats are located off Long Road and Trumpington Road within half a mile of Trumpington's excellent facilities and with easy access into the City. Trumpington is a thriving part of the City that manages to retain its village identity and sense of community. It is exceptionally well located for access to the Addenbrooke's campus, out to the M11 and into the City by car, bus, guided bus and cycle-ways. There are restaurants, pubs, a pharmacy, surgery, post office, Waitrose supermarket and two new country parks nearby. There are both state and private schools within walking distance.

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