



Millbrook House, Lode Close, Soham, Ely CB7 5WN

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Residential sales, lettings & management

Millbrook House, Lode Close, Soham, Ely, Cambridgeshire CB7 5WN

An opportunity to purchase a first floor one bedroom apartment which is part of the Extra Care Scheme for the Elderly at Millbrook House in the centre of this popular town. No upward chain.

- First Floor Apartment
- Entrance Hall
- Living Room
- Kitchen
- Bedroom
- Wet Room/Shower Room
- Communal Gardens
- Allocated Parking Space
- 75% Shared Ownership for Over 55's
- No Upward Chain

Shared Ownership: £125,000



SOHAM is a small market town situated about 6 miles from Ely, 16 miles from Cambridge and 8 miles from Newmarket. It has a good range of shops, catering for day to day needs, including an Asda and Co-op. There are also recreational facilities and good educational outlets, including a Village college.

ENTRANCE HALL Cloaks cupboard with shelf, doors to wet room/shower room, bedroom and living room.

LIVING ROOM 14'5" x 12'10" (4.39 m x 3.90 m) with double glazed window and double glazed double French doors with a Juliette balcony. Two radiators, archway through to :-

KITCHEN 10'9" x 7'10" (3.28 m x 2.40 m) Comprehensively fitted with a matching range of natural finish wall and base units with drawers, roll top work surfaces over and tiled splashbacks. Built-in electric oven in a stainless steel finish, four ring halogen hob and extractor hood over. Plumbing for washing machine.

BEDROOM 12'3" x 9'7" (3.73 m x 2.92 m) with two double glazed windows, radiator, door to Jack 'n' Jill wet room/shower room.

WET ROOM/SHOWER ROOM with fully tiled shower area with handrail, WC, wash hand basin. Radiator, extractor fan.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

AGENTS NOTE The property is part of an Extra Care Scheme for the Elderly whereby properties are sold at no more than 75% of the open market value.

ELIGIBILITY The property is available only to purchasers assessed and approved by Sanctuary Housing who meet the residency criteria. The assessment involves completing an application form and having an informal interview, which is undertaken by the Scheme Manager. We would encourage the prospective purchasers to meet the scheme manager wherever possible.

The minimum age for this scheme is 55 years, we require proof of age for any prospective purchasers. Please also note that the purchaser cannot own another property, if they do, this must be sold prior or simultaneously with the purchase of the above property.

More information is available on their website :-
<https://www.sanctuary-retirement-living.co.uk/retirement-properties/cambridgeshire/millbrook-house>

Tenure

The property is Leasehold - 99 years from July 2012 with 88 years remaining.

Service Charges/Rent will apply approximately £400 per month.

Council Tax Band A

EPC To Follow



Viewing

By Arrangement with Pocock & Shaw
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Ref

GVD/6748

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

