



WINDMILL LANE, FULBOURN



Guide Price: £280,000

This is a modern and well-presented First Floor, two-bedroom apartment in the popular village of Fulbourn. The property was built in 2013 and there are 113 years remaining on the lease.



Features

- ✓ Parking Bay
- ✓ Double Bedrooms
- ✓ £10 Yearly Ground Rent
- ✓ EPC Band B
- ✓ Bike Shed
- ✓ Village Location

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We are pleased to offer this modern and well-presented First Floor, two-bedroom apartment located in the popular village of Fulbourn. The property was built in 2013 and there are 113 years remaining on the lease.

The yearly ground rent is £10.00

Current monthly service charge is £116.72.

Entrance Hall: As you enter the property, to the right there is a cupboard for storage.

Kitchen: 15'1 x 8'10 (4.60m x 2.70m) Spacious kitchen area with a range of wall and base units, worktops with stainless steel sink, gas hob, extractor fan, integral appliances include oven, fridge/freezer, dishwasher and washer dryer. Window to front aspect.

Living/Dining Room: 15'9 x 14'1 (4.80m x 4.30m) Spacious living room with window to side aspect and Juliette balcony to front aspect.

Bedroom 1: 14'1 x 11'2 (4.30m x 3.40m) Double bedroom with window to side aspect, radiator. Door leading to:

Ensuite Shower Room: comprising walk-in shower cubicle, WC and wash basin.

Bedroom 2: 12'10 x 7'10 (3.90m x 2.40m) Double Bedroom with window to rear aspect, radiator.

Bathroom: White three-piece suite comprising bathtub with shower over, WC, and wash basin. Tiled splashbacks and tiled flooring. Window to rear aspect.

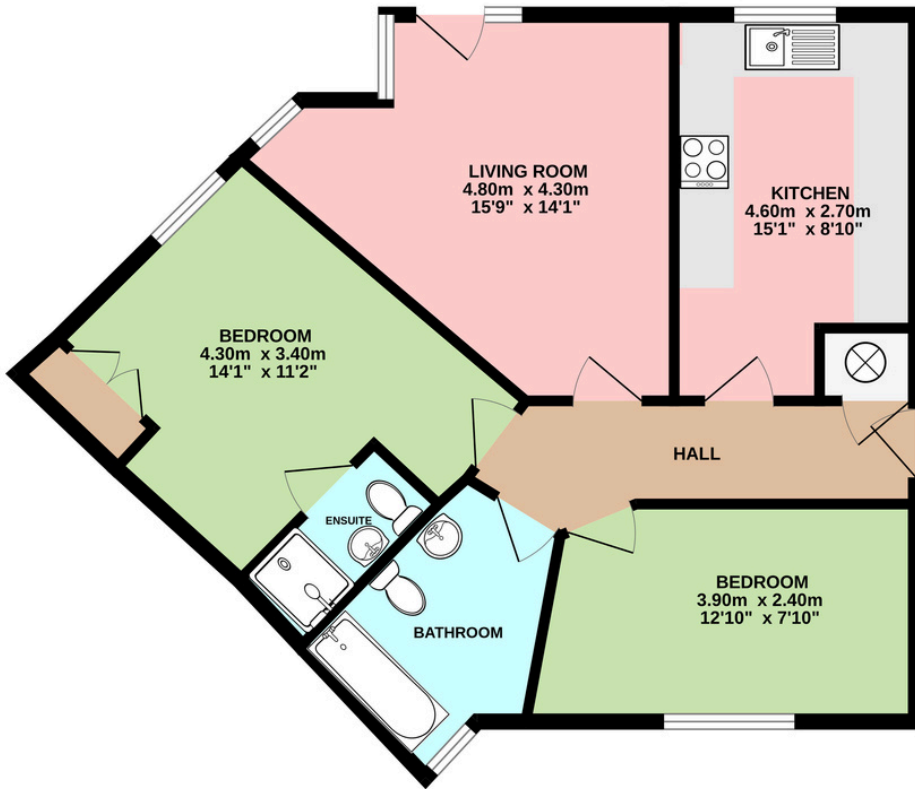
Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA: 63.0 sq.m. (678 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TENURE: LEASEHOLD
 LEASE YEARS REMAINING: 113 YEARS
 EPC BAND: B
 COUNCIL TAX BAND: B
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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