



**9 WATSON HOUSE**  
4 Mill Park, Cambridge

Carter Jonas



## 9 WATSON HOUSE, 4 MILL PARK, CAMBRIDGE, CB1 2FH

- Cambridge City Centre - approx. 0.9 miles
- Cambridge Railway Station - approx. 0.3 miles
- Addenbrookes Hospital - approx. 1.9 miles

Reception room • Bedroom • Bathroom • Balcony •  
Electric under floor heating • EPC rating B

### DESCRIPTION

The apartment is located on the upper floor with secure entry phone system and accessed via a lift.

Upon entering the apartment the entrance hall provides access to the open-plan living room with balcony, kitchenette with integrated appliances. Double bedroom with built-in wardrobe and bathroom.

### OUTSIDE

Communal gardens and cycle store.

### LOCATION

Situated near the Cambridge railway station and close to the City of Cambridge with local amenities close to hand.

**WELL PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT AT THIS PRESTIGIOUS DEVELOPMENT IN CAMBRIDGE BUILT BY HILL RESIDENTIAL APPROXIMATELY 10 YEARS AGO. OFFERING IMMEDIATE ACCESS TO THE RAILWAY STATION.**





## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 999 years from May 2012

**Ground Rent:** Approx £200pa

**Service Charge:** Approx. £369.54 & Estate Charge of approx. £344.43 paid quarterly

**Services:** Mains electricity, drainage & water

**Local Authority:** Cambridge City Council

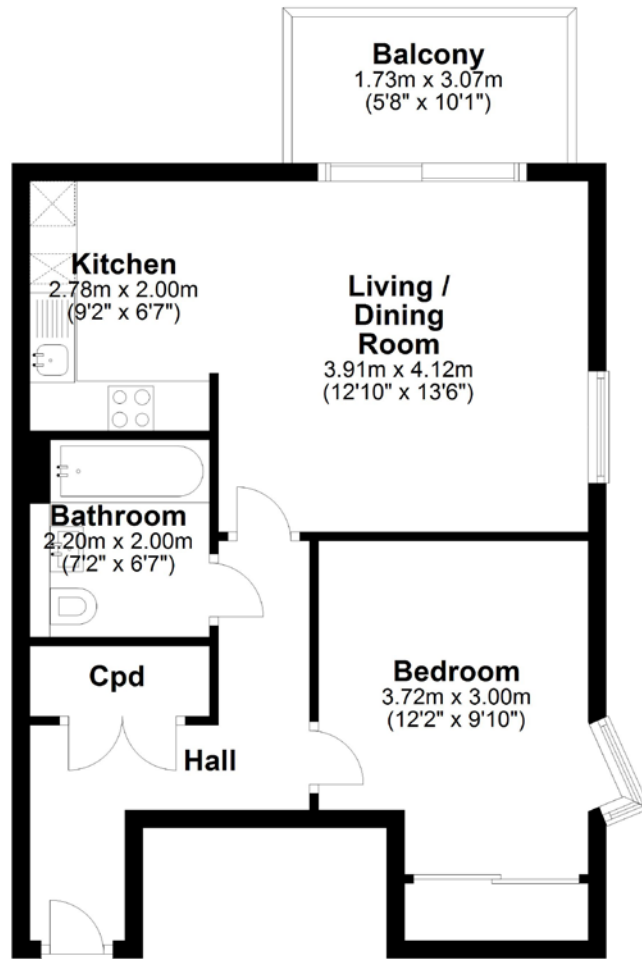
**Viewings:** Strictly by appointment with the Selling Agents  
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## Floor Plan

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 48.3 sq. metres (520.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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## IMPORTANT INFORMATION

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