



**WATSON HOUSE**  
Mill Park, Cambridge

**Carter Jonas**

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## WATSON HOUSE, 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 first floor with secure entry phone system and accessed via stairs or lift.

Upon entering the apartment the entrance hall provides access to the open-plan living room with a balcony that looks over the communal grounds of Mill Park, there is also a kitchenette with integrated appliances.

The property has one spacious double bedroom with built-in wardrobe and also benefits from a modern bathroom fitted with low level w/c, wash basin, bathtub and shower.

### OUTSIDE

Communal gardens can be accessed easily and there is a cycle store on site.

### LOCATION

Situated near the Cambridge railway station and close to Cambridge city center. With a plethora of local amenities close to hand.

**WELL PRESENTED 1 BEDROOM FIRST FLOOR APARTMENT AT THIS PRESTIGIOUS DEVELOPMENT IN CAMBRIDGE BUILT BY HILL RESIDENTIAL APPROXIMATELY 12 YEARS AGO. OFFERING IMMEDIATE ACCESS TO THE RAILWAY STATION.**



## ADDITIONAL INFORMATION

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

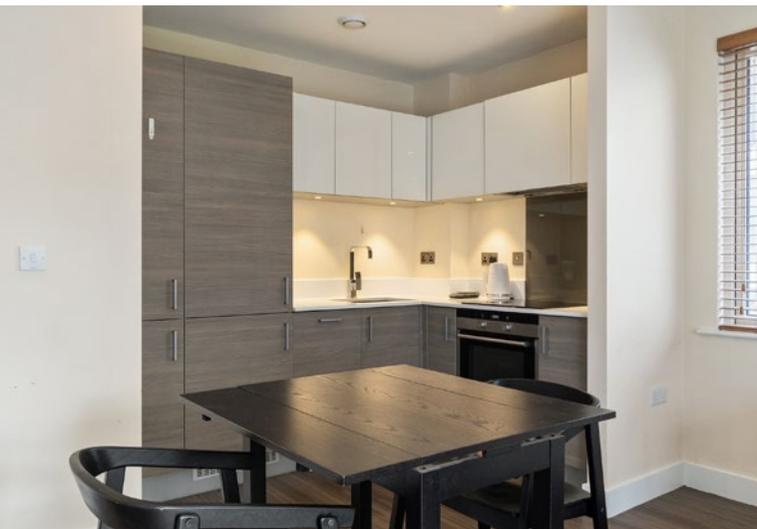
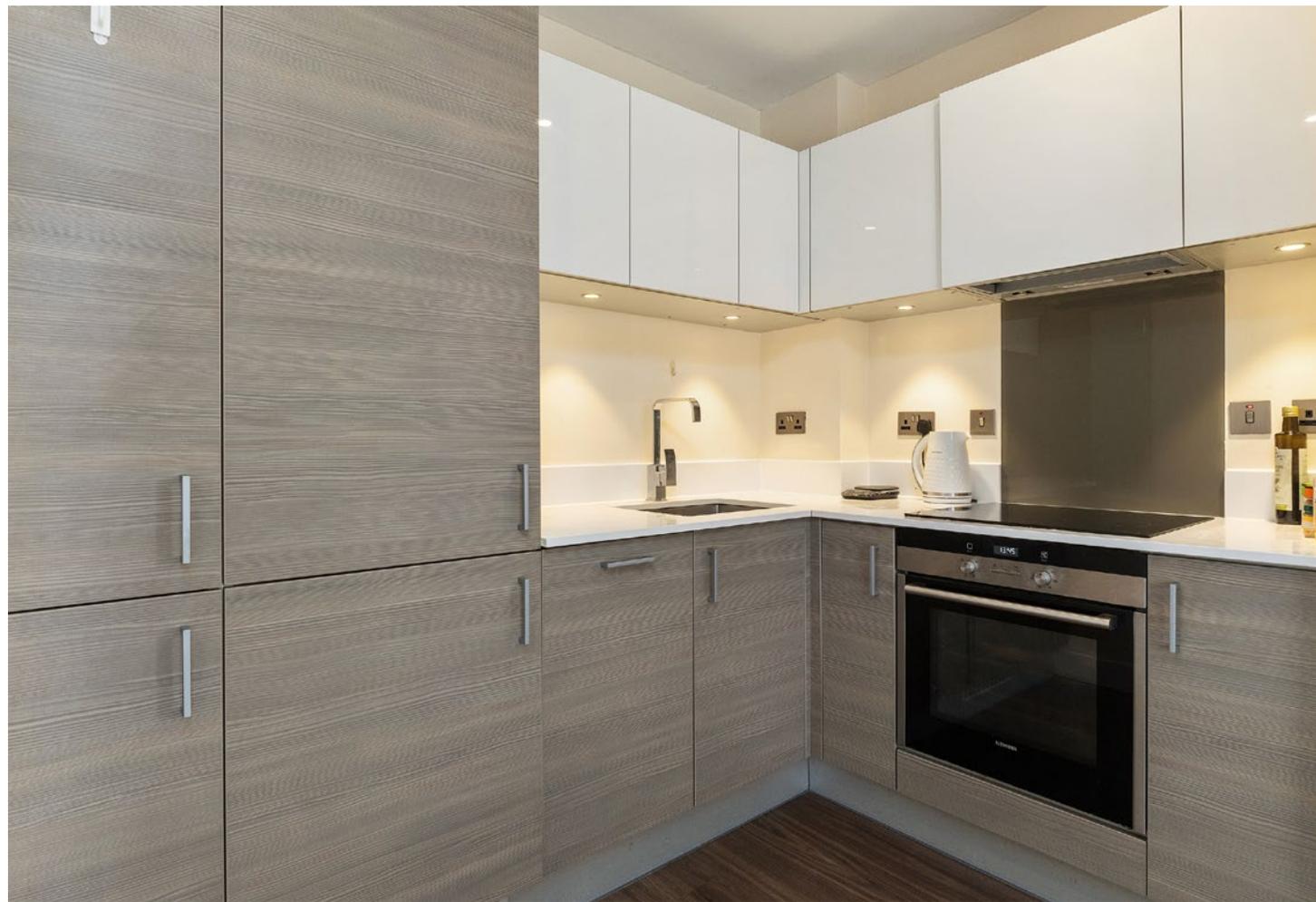
**Ground Rent:** Approx £200 per annum

**Service Charge:** Approx. £282.75 & estate charge of approx £271.25 per quarter

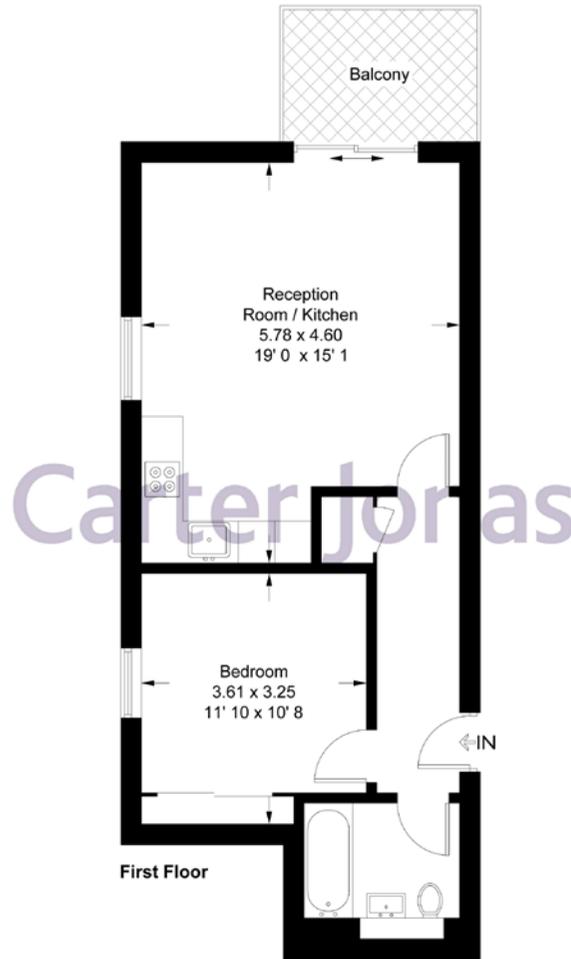
**Services:** Mains electricity, drainage & water

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



**Watson House**  
 Approximate Gross Internal Area = 514 sq ft / 47.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

**Cambridge South 01223 403330**  
 cambridgesales@carterjonas.co.uk  
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

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