



Haig Court, Cambridge, CB4 1TT



pocock & shaw

Residential sales, lettings & management

45 Haig Court
Cambridge
CB4 1TT

A one bedroom top floor apartment with L shape living room and refitted kitchen and shower room in an attractive and well appointed residential scheme for the over 60s just over 1 mile north of the City Centre.

- Sheltered scheme for the over 60s
- Top floor apartment overlooking the garden
- L shape living room
- Refitted kitchen and refitted Shower room
- Double bedroom
- Attractive, well tended communal garden
- House manager and care line
- Residents lounge and laundry room
- Guest suite available to use
- Close to good local facilities and the river

Offers around £148,500



Haig Court is located on the corner of Union Lane and Chesterton High Street about 1.5 miles from the city centre. There are good shopping facilities close by as well as a regular bus service. Riverside walks and Stourbridge Common are nearby and Cambridge North Rail Station is readily accessible.

Haig Court was constructed by McCarthy & Stone Developments Ltd and is a scheme of 45 properties arranged on three floors, each serviced by a lift. Facilities include a communal residents lounge, communal laundry, attractive and neat communal gardens, communal parking area and a guest suite for visitors. There is also a house manager on site and a 24 hour emergency care line system.

No 45 is situated on the second floor in a secluded position overlooking the garden.

COMMUNAL ENTRANCE HALL with security entry phone system, stairs and lift to the upper floors.

THE APARTMENT

HALL 6' 9" x 3' 3" (2.06m x 0.99m) with coving, emergency intercom with pull cord and neck lanyard and large store cupboard.

SPACIOUS L-SHAPED LIVING ROOM 17' 5" x 11' 0" (5.31m x 3.35m), widening to 16' 8" (5.08m) with coving, fitted desk, drawers and range of shelving and cabinets, electric radiator, tv aerial point, two windows overlooking the garden and glazed double doors to:

REFITTED KITCHEN 8' 10" x 5' 8" (2.69m x 1.73m) with work surfaces on three sides with range of stylish cupboards and drawers below, inset sink unit with Quooker tap providing hot, cold and boiling water on demand, integral dishwasher, oven, fridge and freezer, built in Bosch oven and ceramic hob, tiled surrounds, range of wall cupboards and coving.

DOUBLE BEDROOM 12' 1" x 8' 7" (3.68m x 2.62m) with built in double wardrobe cupboard with bi-fold mirror doors and coving.

REFITTED SHOWER ROOM with wide shower cubicle, Counter top hand basin, cupboards and cabinets, wc, fully tiled walls, extractor fan, heated towel rail and electric fan heater.

NOTE Facilities within the scheme include a communal lounge on the ground floor, laundry and guest suite.

OUTSIDE

Delightful communal gardens with lawn, trees, shrubs, flowers and seating.

Communal parking area with vehicular access from Union Lane.

TENURE Leasehold for a term of 125 years from 1st October 1999 (about 102 years unexpired)

GROUND RENT £400 per annum

SERVICE CHARGE £1,726 per half year.

FREEHOLDER McCathy & Stone

COUNCIL TAX Band C. Cambridge City Council

VIEWING by arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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