



Haig Court, Cambridge  
CB4 1TT

Pocock + Shaw

2 Haig Court  
Cambridge  
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A very well presented one bedroom ground floor apartment in this well regarded and near-central retirement development for the over 60's.

- Ground floor apartment
- Double bedroom
- Fitted wardrobes
- Living Room
- Fitted kitchen
- Small patio area
- Resident house manager and care line
- Residents lounge and laundry room
- Communal garden
- Off road parking facilities

Guide Price £135,000



Haig Court is located on the corner of Union Lane and Chesterton High Street and approximately 1.5 miles from the city centre. There are good shopping facilities close by as well as a good bus service and the Cambridge North Rail Station.

The development offers a communal residents lounge, a laundry room, a beautiful landscaped garden with seating areas and communal parking. There is also a house manager and a 24 hour emergency care line system in place.

Residents (who need to be at least 60 years of age) can enjoy the wide range of communal facilities which include on site resident management staff, regular organised activities, 24 hour emergency care line response system (pull cords within the flats), a large communal lounge and on-site laundry facilities.

**GROUND FLOOR**

Private front door to

**ENTRANCE HALL** with deep built in cupboard with mains pressure hot water tank, electric meter, shelving and electric consumer unit, wall mounted Tunsmill health care control panel.

**SITTING/DINING ROOM** 17'8" x 11'1" with glazed door and full length glazed side panel to paved patio area, wall mounted Creda storage heater, feature fireplace with electric fire, marble insert and hearth.

**KITCHEN** 8'11" x 5'8" with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in Electrolux hob with extractor hood over, Zanussi under counter freezer, space for under counter fridge, eye level Electrolux oven, wall mounted electric convector heater.

**BEDROOM** 15'6" x 10'7" with window to front, mirror-fronted built in wardrobe to part of one wall, Creda electric storage heater.

**BATHROOM** fully tiled with panelled bath, chrome shower unit and glass shower screen over, wc, vanity wash handbasin with mirror and striplight/shaver point over, heated towel rail, wall mounted electric convector heater, extractor fan.

**OUTSIDE** Small easterly facing patio area with planting areas to side. Attractive communal gardens and residents parking area.

**SERVICES** Mains water, electricity and drainage.

**TENURE** The property is Leasehold with 103 years remaining. There is a ground rent of £330 per annum and a service charge of £2024.44 per annum including water and sewerage charges.

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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

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