



Bush & Co.



8 Highsett, Cambridge, Cambridgeshire, CB2 1NX

Guide Price £465,000 Leasehold - Share of Freehold



2



1



1



E

Energy Rating Band E

Highsett is a prestigious gated Grade II listed modernist scheme of properties including two and three storey houses and apartments, a small estate hidden between Hills Road and Lyndewode Road in central Cambridge, completed in the early 1960s by Eric Lyons and Geoffrey Townsend for Span Developments Ltd.

8 Highsett is a two-bedroom ground floor apartment situated in an enviable position on the development, with direct access out to communal gardens. The apartment offers well planned accommodation that is beautifully presented throughout

In brief the accommodation consists; A useful entrance lobby with bespoke cupboard leads to the living room, which is light bright and airy, with glass floor to ceiling sliding doors that lead to a secluded part of the manicured communal gardens.

The kitchen is modern in design, there is a range of matching cabinets and drawers, ample worksurfaces, integrated appliances include separate fridge/freezer, washer/dryer, window to the front aspect.

The inner hallway, has 2 storage cupboards and gives access to the 2 bedrooms. Bedroom 1 is a fantastic size double, with plentiful natural light through the windows which span the width of the room, there is built in wardrobes. Bedroom 2 is a comfortable single with built in wardrobe, window to front aspect.

The bathroom is contemporary in design, with shower cubicle, hand wash basin with storage drawers beneath, WC, heated towel rail, finished with modern tiling.

Outside, there is a large secure storage shed, bicycle storage. The beautifully kept communal gardens with central lawned area. There is unallocated parking available within the gated parking area, with access to via Hills Road and on foot from Tenison Avenue, Station Road or from Hills Road.

"Highsett" is situated along Hills Road between Glisson Road and Station Road within walking distance of The Botanical Gardens and Cambridge railway station. There are excellent everyday shopping facilities along Hills Road and further comprehensive shopping facilities a short walk to the city centre "Cambridge Leisure," a large leisure complex housing a multi-screen cinema, bowling alley and a variety of restaurants, is situated close by. Schooling for all age groups in both the state and independent sectors are all available close at hand.

TENURE - Leasehold with share of freehold 999 years since 1959, Years remaining on lease 934
SERVICE CHARGE – £2267.16 Per Annum Paid Quarterly



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

Floor Plan

Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

