

## 17 Haig Court

High Street, Cambridge, Cambridgeshire, CB4 1TT



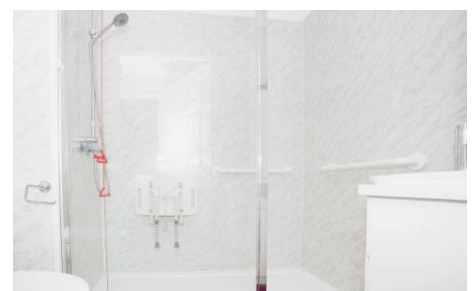
**PRICE: Offers in the Region Of £130,000**      **Lease: 125 years from 1999**

### Property Description:

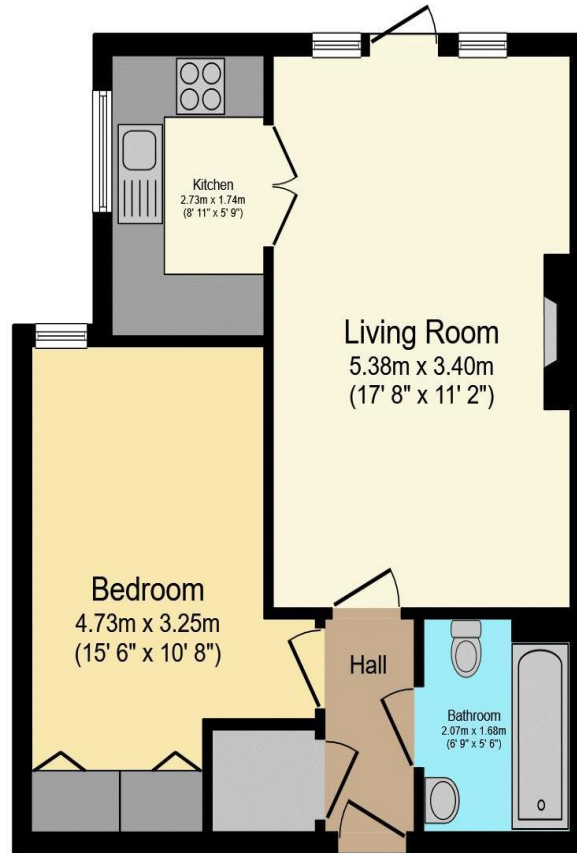
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO PATIO AREA AND SMALL GARDEN AREA**

Haig Court is situated within a short walk to the River Cam. An easy walk to supermarkets, post office, Doctors surgeries, dentists and bus stop outside the development. Constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. The Appello system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Residents parking on site.
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease: 125 years from 1999



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 44.0 sq.m. (473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 82        |
| (69-80)                                     | <b>C</b> | 74                      |           |
| (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 |           |

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£688.94**

**Ground Rent Period Review:**

**2043**

**Annual Service Charge:**

**£3131.62**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.