



31, Brackenbury Manor, Kay Hitch Way,
Histon, CB24 9YY

Guide price £339,950



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- Over 55s apartment
- 2 double bedrooms
- Manager on-site Mon-Fri 9-5

A well-presented, light and spacious, 2-bedroom apartment in a retirement development for the over 55s. Situated in the sought-after and well-served village of Histon.

A lift and stairs from the secure communal reception area provide access to the first floor.

The apartment includes an entrance hall with deep built-in storage cupboards, there is a spacious lounge/dining room with a feature electric fireplace and double doors with a Juliet balcony enjoying views over the communal gardens. The kitchen is well equipped, it is fully fitted with a good number of cupboards and appliances including an oven, electric hob with concealed hood over, integral fridge freezer and dishwasher.

There are two double bedrooms. The main bedroom has built-in wardrobes and an en-suite shower room. There is a further bathroom, off the entrance hall, with a bath, basin and WC.

There is an on-site manager, guest suite, communal lounge and kitchen. We are advised that





various activities take place on a weekly and monthly basis, in addition to this the management team also arrange regular excursions.

Outside there are well-kept, gated, communal gardens with seating areas. There is communal car parking.

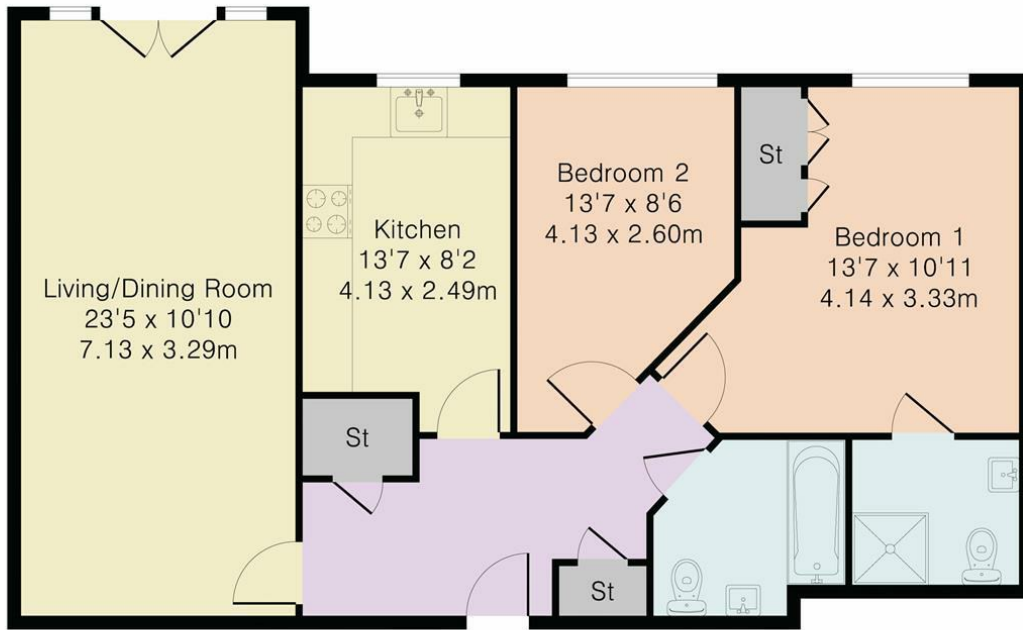
What3Words: ///bucked.arch.soils

SatNav: CB24 9YY



Floor Plan

Approximate Gross Internal Area 831 sq ft – 77 sq m



Area Map



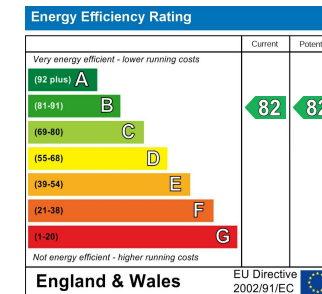
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Please contact our Waterbeach Office on 01223 949444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold. 999 years from 2007, Ground rent: £380.00 p.a. Service charge: £4236.00 p.a.
Council tax band: D

Energy Efficiency Graph



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