



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

**Guide price £319,950**



# 31, Brackenbury Manor, Kay Hitch Way

Histon CB24 9YY

- 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.

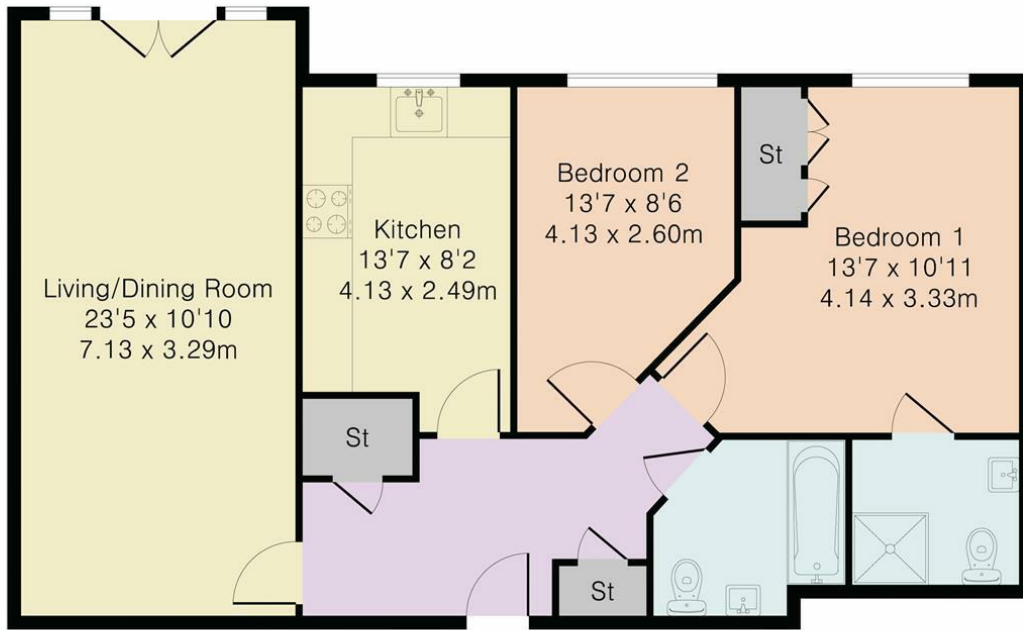
Outside there are well-kept, gated, communal gardens with seating areas. There is communal car parking.

What3Words: ///bucked.arch.soils  
SatNav: CB24 9YY

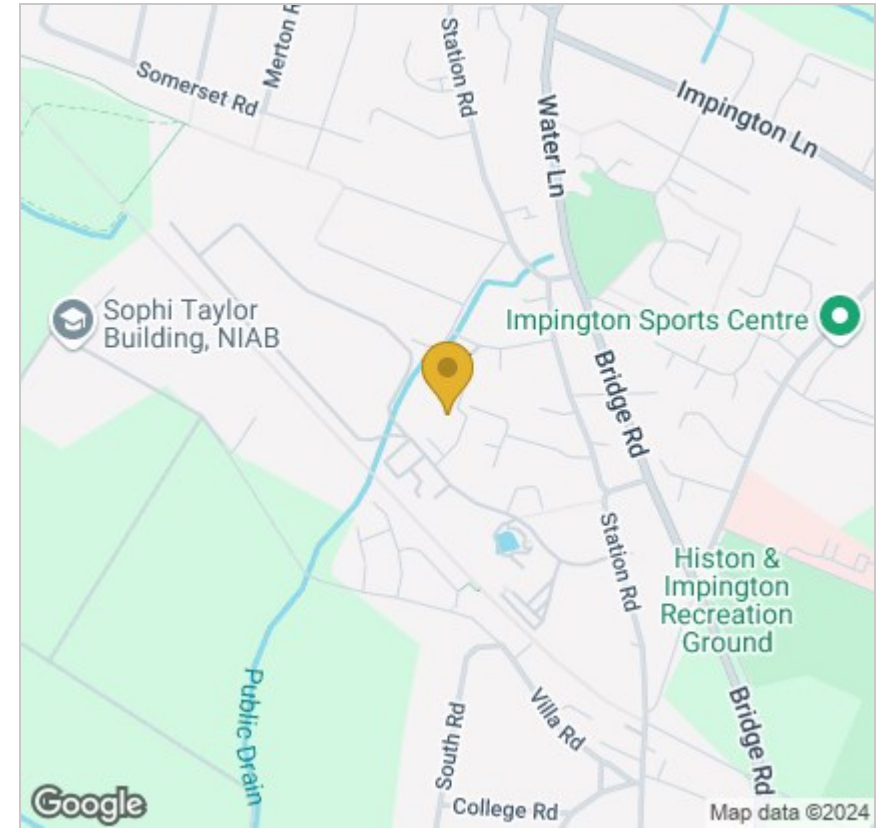


## Floor Plan

Approximate Gross Internal Area 831 sq ft – 77 sq m



## Area Map



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



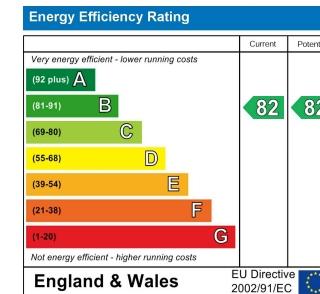
Please contact our Waterbeach Office on 01223 949444 if you wish to arrange a viewing appointment for this property or require further information.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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