

13 Highsett
Cambridge, CB2 1NX
Offers over £500,000



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- 780 sqft / 72 sqm
- 2nd floor prime city apartment
- Grade II Listed
- Share-of-freehold
- Combining architectural heritage with contemporary style
- 2/3 bed, 1 bath, 1 recep

An exceptional share-of-freehold apartment set in the award-winning Highsett development.

This beautiful second floor home combines architectural heritage with contemporary style, featuring engineered wood flooring, underfloor heating, large picture windows, & a modern kitchen with integrated appliances. There are two bedrooms plus a versatile third room, a luxury bathroom, & an adjacent external laundry room. Residents enjoy private parking & access to extensive mature communal gardens, just moments from Cambridge Central Station, the Botanic Garden, and the City Centre.

The spacious living room enjoys southerly aspects and large picture windows, flooding the space with natural light and offering serene views of the surrounding greenery. Adjoining this is a modern kitchen/dining room, fitted with integrated appliances including a fridge/freezer, dishwasher, oven, microwave, and electric hob with extractor. An adjacent external laundry room provides additional utility space.

There are two bedrooms and a versatile third room, ideal as a guest bedroom, study, or playroom, with sliding doors connecting to the main living area. The luxurious bathroom features a contemporary suite with both a separate bath and a walk-in shower.





Residents benefit from beautifully maintained, large mature communal gardens and unallocated private parking within the development.

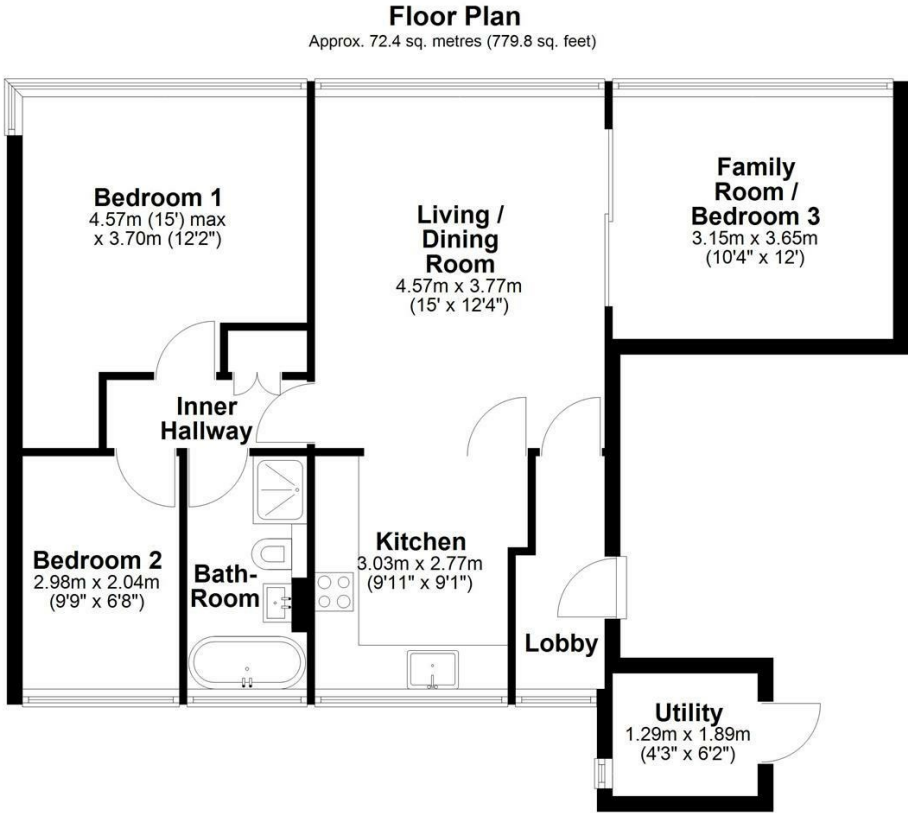
Ideally located between Hills Road, Station Road and Tenison Avenue, the apartment is moments from Cambridge Central Station, the University Botanic Garden, and excellent schools, shops, and cultural amenities.

This outstanding home presents a rare opportunity to acquire a share-of-freehold apartment in one of Cambridge's most sought-after locations; perfect for professionals, families, or downsizers seeking refined city living.

Service charge: £2,262 per annum (includes communal maintenance, garden upkeep, roof, gutter, and window cleaning)

Tenure: Share of Freehold with approximately 979 years remaining.



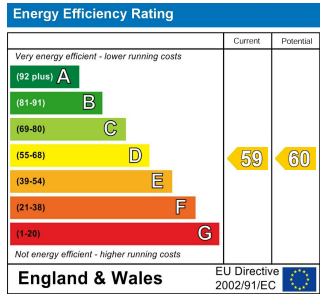


Total area: approx. 72.4 sq. metres (779.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: E

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com