



Haig Court, Cambridge  
CB4 1TT

**Pocock+Shaw**



26 Haig Court  
Cambridge  
Cambridgeshire  
CB4 1TT

A two bedroom first floor apartment in a well appointed residential scheme for the over 60s just over 1 mile north of the City Centre.

- Light and spacious first floor apartment
- Recently redecorated with new carpets throughout
- Convenient and sought after location
- Good local facilities
- Over 60's development
- Residents Lounge and laundry room
- House manager and 24 hour care line
- Guest suite available to use
- Delightful communal gardens
- Gated communal parking

Guide Price £135,000





A light and spacious first floor two bedroom apartment in this popular and well located residential scheme for the over 60's

Private front door to

**Reception hallway** with coving, turnstall door entry unit, coathooks, airing cupboard with slatted wood shelving, electric meter, lighting and hot water cylinder, doors to

**Living room** 17'8" x 11'0" (5.38 m x 3.35 m) with window to front, feature fireplace with electric fire, stone slips and hearth, coving, FM and TV points, Creda wall mounted electric storage heater.

**Kitchen** 9'0" x 5'10" (2.75 m x 1.79 m) with window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, gas hob with extractor hood over, built in electric oven, stainless steel sink unit and drainer, space for under counter fridge and freezer, wall mounted electric convector heater, glazed doors to living room.

**Bedroom 1** 17'7" x 9'3" (5.37 m x 2.83 m) with window to front, coving, wall mounted Creda electric storage heater, built in wardrobes to one wall with folding mirror fronted doors.

**Bedroom 2** 11'3" x 8'8" (3.44 m x 2.65 m) with window to front, coving, wall mounted electric heater.

**Shower room** with fully tiled walls, corner shower cubicle with chrome shower unit and sliding glass doors, WC, vanity wash handbasin with mirror fronted cabinet over with downlighters, chrome heated towel rail, extractor fan, ceramic tiled flooring.

**Services** Mains water, electricity and drainage.

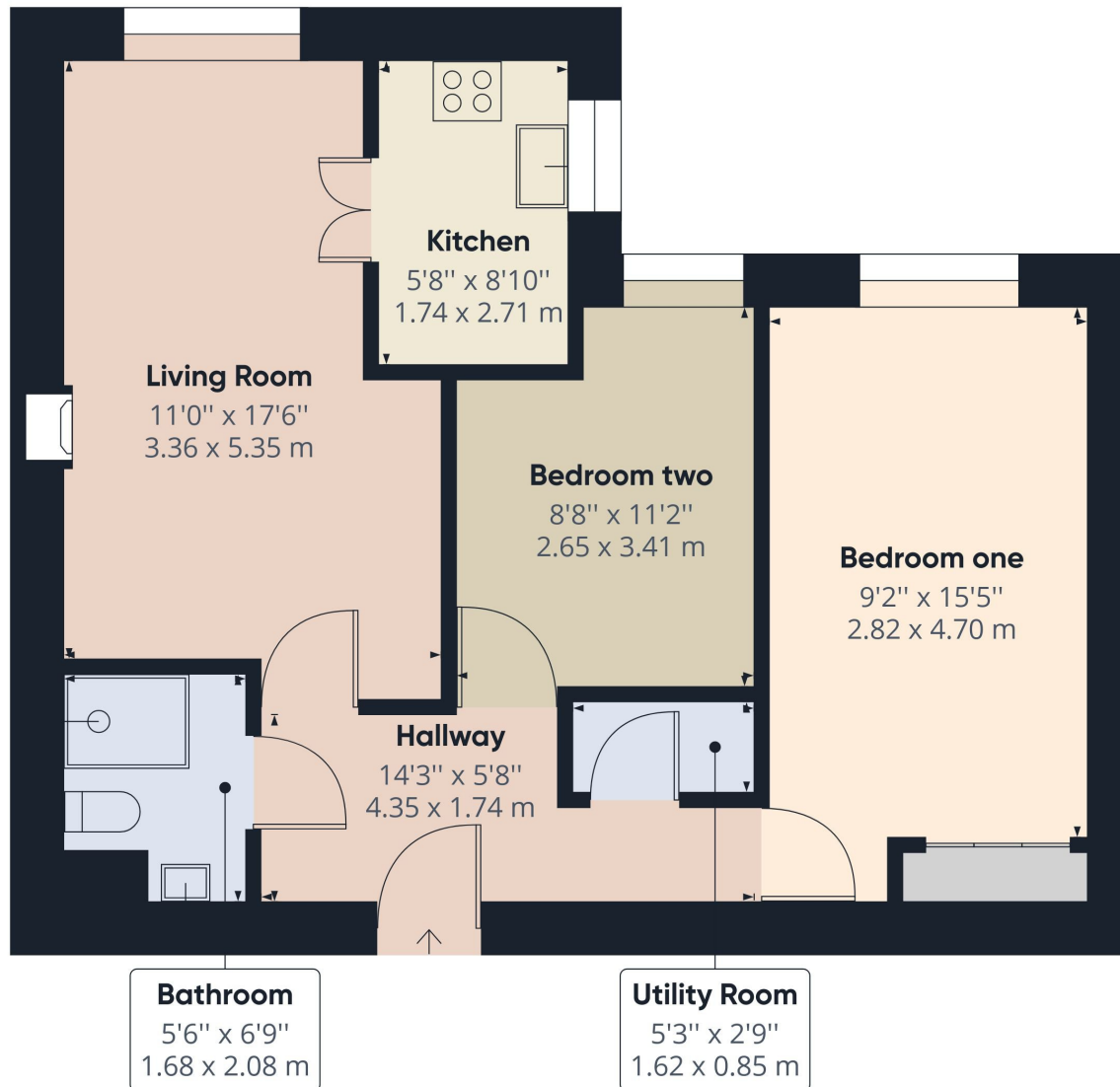
**Tenure** The property is Leasehold. The current service charge is £4,166.49 p.a. and usually at around the national inflation rate paid in two instalments or monthly. The current ground rent is £688.94 p.a. paid in two instalments. This figure is fixed for the next 23 years. Current lease is 125 years from October 1999.

**Council tax** Band D

**Viewing** By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(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		



**Approximate total area**

610.59 ft<sup>2</sup>

56.73 m<sup>2</sup>

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

Email: [cambridge@pocock.co.uk](mailto:cambridge@pocock.co.uk) [www.pocock.co.uk](http://www.pocock.co.uk)