



Haig Court, Cambridge
CB4 1TT

Pocock+Shaw

9 Haig Court
Cambridge
Cambridgeshire
CB4 1TT

A very well presented ground floor apartment within a popular and well located residential scheme for the over 60s conveniently placed for access into the city centre

- Well presented ground floor apartment
- Convenient and sought after location
- Double bedroom with wardrobes
- Wet Room installed in 2019
- Fitted kitchen
- Direct access to the communal landscaped gardens
- Residents' lounge and laundry room
- Communal gardens
- Off Road parking facilities

Guide Price £130,000



Haig Court is located on the corner of Union Lane and Chesterton High Street and approximately 1.5 miles from the city centre. There are good shopping facilities close by as well as a good bus service and the recently opened Cambridge North Rail Station.

The development offers a communal residents' lounge, a laundry room, a beautiful landscaped garden with seating areas and communal parking. There is also a house manager and a 24 hour emergency care line system in place.

This ground floor apartment is offered in excellent decorative order (recently been redecorated and re-carpeted) and has direct access to the attractive communal gardens from the living room.

In detail, the accommodation comprises;

Private front door to

Entrance hallway with deep built in cupboard with Gledhill pressurised cylinder and fuse box, doors to

Sitting/ Dining room 20'1" x 10'4" (6.11 m x 3.15 m) with upvc double glazed door and glazed side panels opening onto a small paved seating area and the delightful sunny landscaped gardens beyond, fireplace with marble insets, electric fire and marble hearth, satellite, TV and radio points, wall mounted Creda electric storage heater.

Kitchen 7'4" x 3'9" (2.23 m x 1.14 m) with window to rear with views to landscaped gardens, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, John Lewis four ring electric hob with extractor hood over, built in Electrolux oven, under counter fridge, John Lewis washer/dryer, stainless steel sink unit and drainer.

Bedroom 12'6" x 8'10" (3.81 m x 2.68 m) with window to rear with views to landscaped gardens, coving, mirror fronted folding doors to built in wardrobes, Creda wall mounted storage heater, phone point.

Wet room refitted in October 2019 with central drain, Mira shower unit with rail and curtain, folding shower

seat, vanity wash handbasin with shelf and mirror over, shaver point to side, wall mounted Dimplex electric convector heater, WC, fully tiled walls, extractor fan.

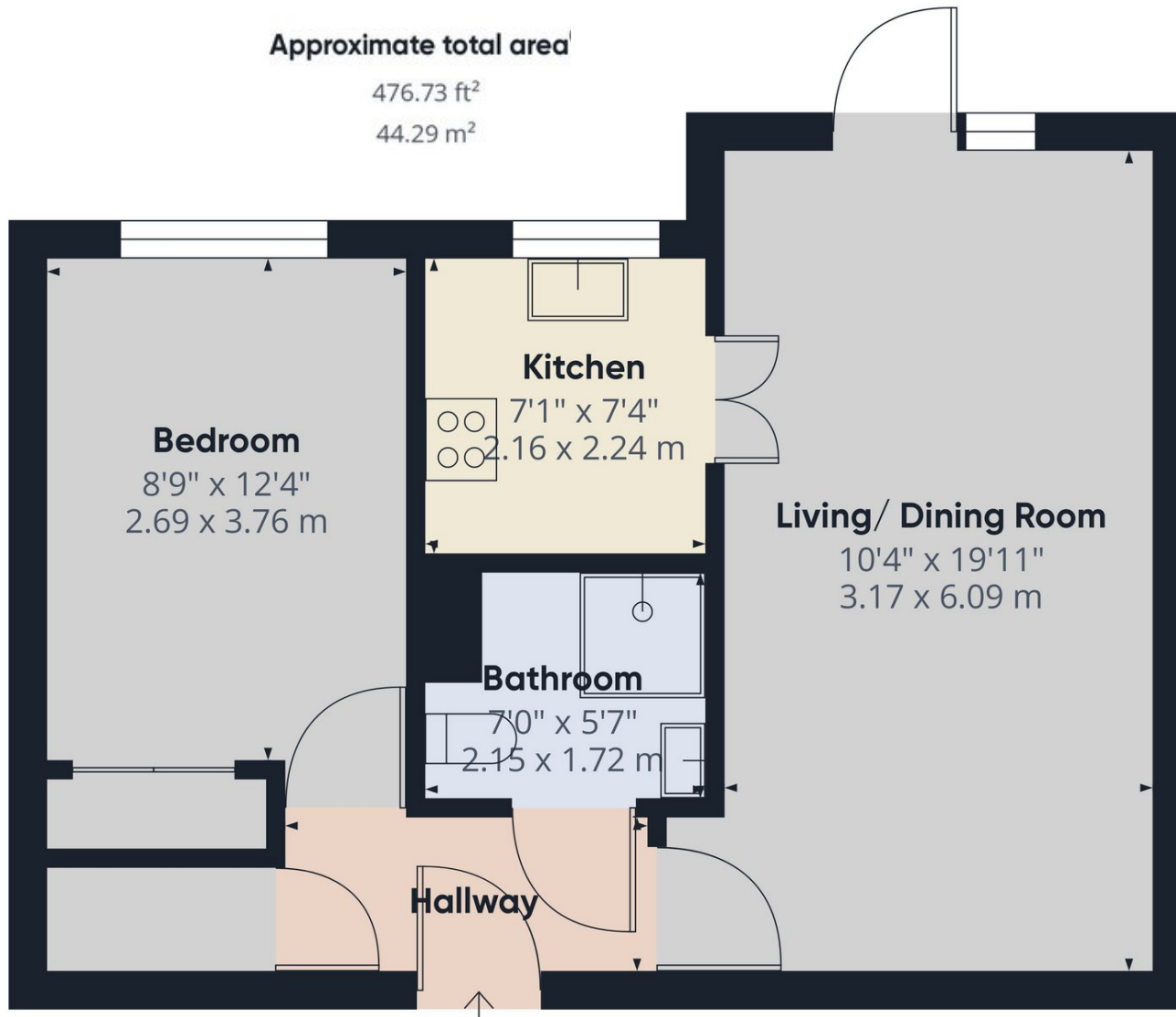
Services Mains water, electricity and drainage.

Tenure The property is Leasehold. Ground rent £688.94 per annum. Service charge £3131.62 per annum.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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

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