



Haig Court, Cambridge  
CB4 1TT

Pocock+Shaw



42 Haig Court  
Cambridge  
Cambridgeshire  
CB4 1TT

A one bedroom second floor apartment overlooking the garden in an attractive and well appointed residential scheme for the over 60s just over 1 mile north of the City Centre.

- Sheltered scheme for the over 60s
- Generous Living room
- Larger than average bedroom with fitted wardrobes
- uPVC double glazing
- Well tended communal gardens
- House manager and care line
- Residents lounge and laundry room
- Guest suite available to use
- Excellent local facilities
- Close to the river

Guide Price £120,000



Haig Court is located on the corner of Union Lane and Chesterton High Street about 1.5 miles from the city centre. There are local shops and other excellent facilities close by as well as a regular bus service which stops just a few yards away. Riverside walks and Stourbridge Common are nearby and Cambridge North Rail Station is readily accessible.

Haig Court was constructed by McCarthy & Stone Developments Ltd and is a scheme of 45 properties arranged on three floors and serviced by a lift. Facilities include a communal resident's lounge, communal laundry, attractive and neat communal gardens, communal parking area and a guest suite for visitors. There is also a house manager on site and a 24 hour emergency care line system.

No 42 is situated on the second floor, next to the lift, and this apartment enjoys a larger than average bedroom with fitted with wardrobes. In detail, the accommodation comprises;

**Communal reception hall** with entry phone system, access to the manager's office, communal lounge, laundry room and stairs and lifts to the upper floors.

**Entrance hallway** with loft access hatch, large airing cupboard with slatted wood shelving and a Gledhill hot water cylinder.

**Sitting/dining room** 17'9" x 14'10" (5.41 m x 4.53 m) with window to front, wall mounted Creda electric storage heater, electric fire with timber surround, glazed doors to

**Kitchen** 9'0" x 5'9" (2.74 m x 1.74 m) with window to side, good range of fitted wall and base units with roll top work surfaces, tiled splashbacks, stainless steel sink unit and drainer, eye level Bosch electric oven, Electrolux hob with extractor hood over, space for under counter fridge/freezer, wall mounted Creda electric fan heater.

**Bedroom** 21'3" x 9'7" (6.48 m x 2.93 m) with two windows to front, mirror fronted wardrobes and further set of built in wardrobes to length of one wall, wall

mounted Creda electric storage heater, third built in wardrobe, loft access hatch.

**Shower room** with easy access gated shower area with chrome shower and fully tiled surround, fully tiled walls, vanity wash handbasin with mirror, strip light and shaver point over, WC, heated towel rail, mirror fronted wall cabinet, Creda wall mounted electric convactor heater, extractor fan.

**Outside** Attractive and well kept communal gardens with lawn, trees, shrubs, flowers and seating.

Large Communal Parking area with vehicular access from Union Lane.

**Tenure** The property is leasehold - 125 years from 1 October 1999.

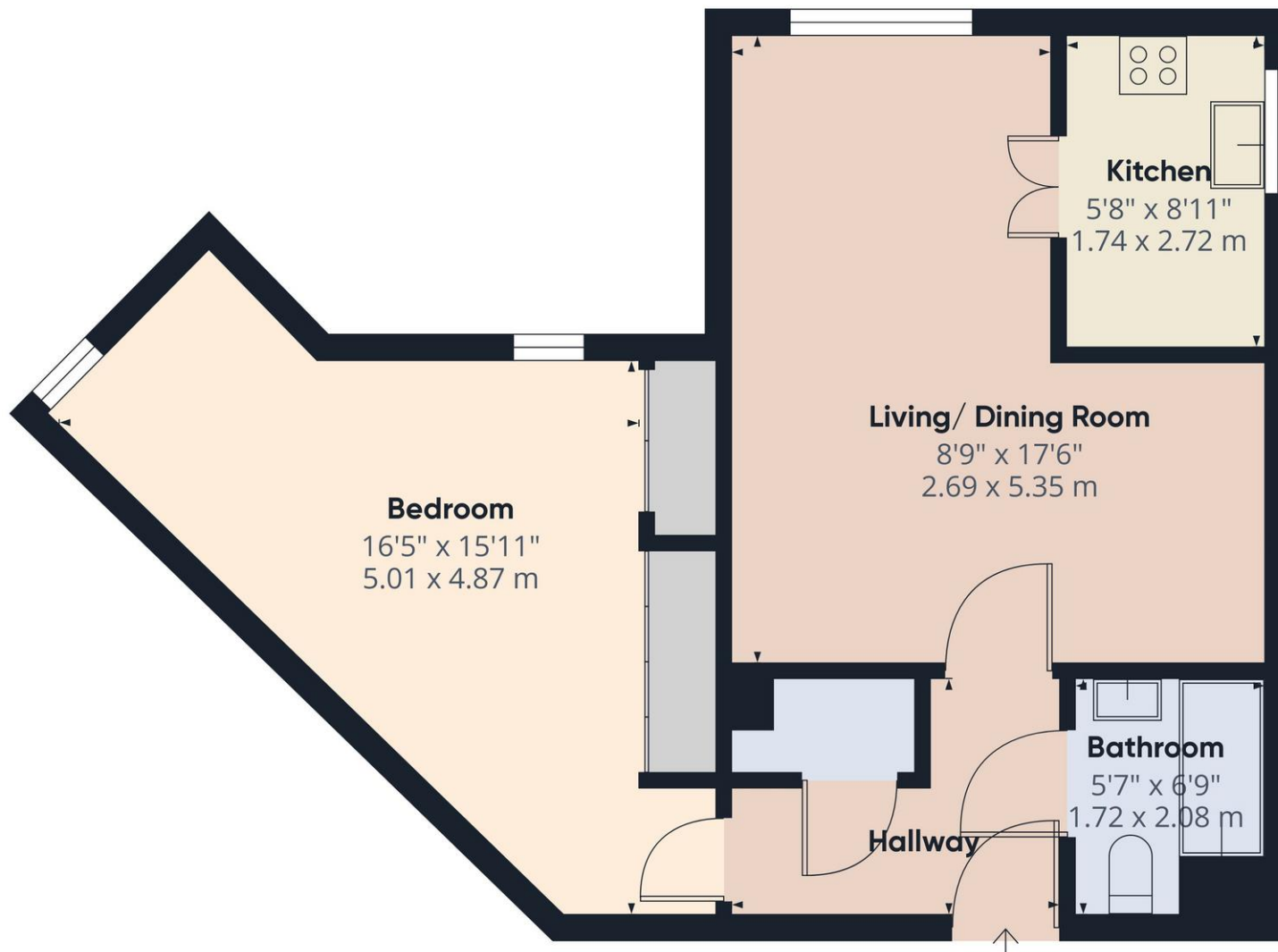
**Maintenance charges** service charge £1,293.83 per half year

**Ground rent** £344.47 per half year - to be confirmed.

**Council tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

557.57 ft<sup>2</sup>

51.8 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(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		

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**