



26 Highsett, Cambridge
CB2 1NX

Pocock+Shaw

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Cambridge
Cambridgeshire
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A light filled second floor apartment within this iconic award winning gated development just off Hills Road and within walking distance of the city centre, train station and botanical gardens

- Architect designed Grade two listed apartment
- Set within mature landscaped grounds
- Two double bedrooms
- Large GARAGE
- Double glazed
- Refitted Kitchen
- Further on-site parking

Guide Price £445,000



Highsett is an award winning development of apartments and townhouses designed by Eric Lyons and built by Span Developments with work commencing in 1959. The modernist concept enabled light to flow through the apartments giving the illusion of each floor 'floating' and promoting lightness of design.

This iconic scheme is set within beautifully landscaped gardens which retain the majestic trees and rolling lawns of the Victorian villas which once stood on the site. The historic core of the city is easily reached by foot or bicycle and a fine array of artisan shops, bakeries and eateries are all close by.

Ground Floor with stairs rising to second floor. Double glazed door to entrance hall.

Entrance hall/ Study 9'0" x 3'9" (2.74 m x 1.14 m) with double glazed window to rear, fitted desk and glazed door to living room.

Living room 16'1" x 12'4" (4.90 m x 3.76 m) full width double glazed window with views over central quadrangle, contemporary radiator, open to kitchen.

Kitchen 9'0" x 8'3" (2.74 m x 2.51 m) with range of refitted wall and base units, extensive working surfaces with cupboards and drawers under, fitted oven, hob and extractor, full width double glazed window to the rear, sink with mixer tap and tiled splashbacks, fitted shelving, space for fridge/freezer and recessed lighting.

Inner hall airing cupboard with shelving.

Bedroom 1 12'4" x 12'0" (3.76 m x 3.66 m) full width double glazed window to the front, recessed double cupboard, contemporary style radiator.

Bedroom 2 10'0" x 7'1" (3.05 m x 2.16 m) double glazed window to rear, electric radiator, recessed double cupboard.

Bathroom WC, wash handbasin, panelled bath with fitted screen and wall mounted electric shower, chrome heated towel rail, double glazed window to rear and tiled splashbacks.

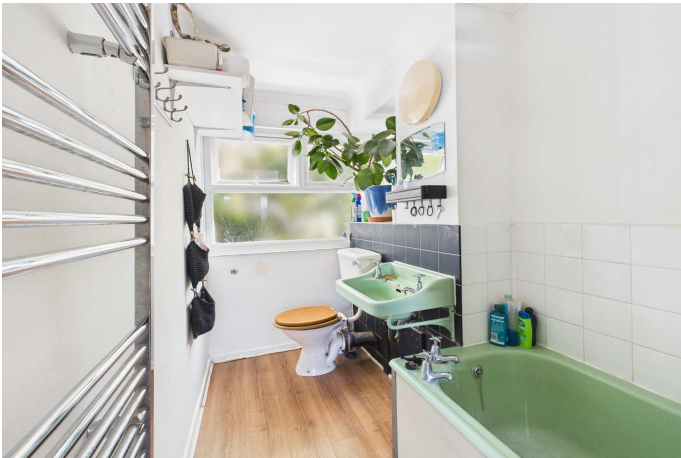
Outside Delightful landscaped grounds with a wide variety of mature trees, gated entry system, cycle store and ample residents parking.

Services Mains water, electricity and drainage.

Tenure Share of Freehold. 999 years from 29 September 1959. Service charge: £2268 per annum. No ground rent payable

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

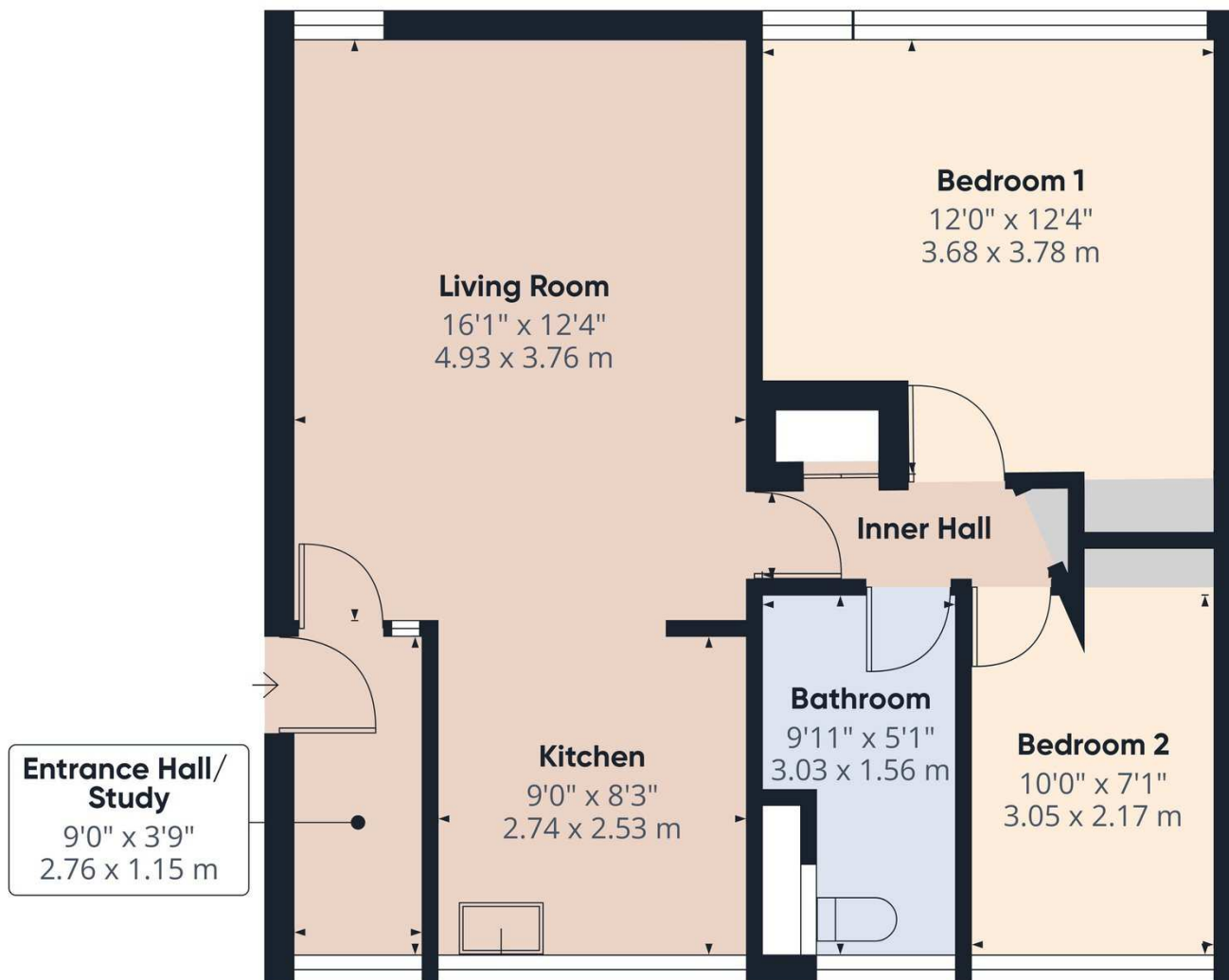


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate total area

602 ft²

56.1 m²



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