Loves Close, Histon
CB24 9UZ

Pocock + Shaw

8 Loves Close
Histon
Cambridge
CB24 9UZ

A well proportioned one bedroom ground floor corner flat enjoying a peaceful and tucked away position, whilst being centrally located in this highly sought after village just to the north of the city.

- Ground floor corner flat
- Bedroom with access to the communal gardens
- Fitted kitchen
- Sitting/ Dining room
- Recessed porch with large storage cupboard
- Shower room
- Electric heating with New Economiser Electric German Radiator in the lounge
- Tucked away corner position
- Allocated parking space
- Central village location

Offers Over £200,000

A bright and well presented one bedroom ground floor corner flat with off road parking. Situated within the heart of the village and perfectly placed for access to the local amenities. Ideal as a first time purchase and sold with the benefit of no onward chain.

The property enjoys arguably the best position within the development, being tucked away in the corner and enjoying a rather private and sunny area of the communal gardens.

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location, just 3 miles from the city centre, adds to its popularity and the A14 and M11 are within a few minutes drive. The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Pedestrians, cyclists will also benefit from a bridleway running all the way from Cambridge Science Park to St. Ives along the route of the Guided Busway.

In detail, the accommodation comprises;

Recessed porch with large storage cupboard with light, built in cupboard, glazed door to

Sitting/ Dining room 15'8" x 11'4" (4.77 m x 3.46 m) with window to front, coving, new Economiser Electric German Radiator, laminate wood flooring.

Inner hallway with built in airing cupboard with Santon hot water cylinder and slatted wood shelving, laminate wood flooring, pine doors to

Kitchen 9'3" x 5'9" (2.81 m x 1.76 m) with window to rear with views to communal garden area, good range of fitted wall and base units with roll top work surfaces and upstands, built in four ring gas hob with stainless steel splashback and extractor hood over, electric oven (new July 2024) below, space for fridge/freezer, stainless steel sink unit and drainer, space and plumbing for washing machine, ceiling mounted spotlight unit, ceramic tiled flooring.

Bedroom 9'11" x 8'10" (3.03 m x 2.70 m) with part glazed door and side panel to garden area, built in wardrobe to part of one wall, wall mounted electric radiator, laminate wood flooring.

Bathroom with window to side, fully tiled and enclosed shower cubicle with Mira Excel chrome shower unit, WC with concealed cistern and recessed display shelf over, wash handbasin with tiled splashbacks, chrome heated towel rail, ceramic tiled flooring.

Outside The maisonette enjoys a particularly nice position within the close, being tucked away in the far left hand side corner. This provides access to a rather private (and sunny) part of the communal gardens, accessed via a door from the bedroom (to the seating area) or around the side of the building. There is an allocated parking space to the front and an additional storage cupboard.

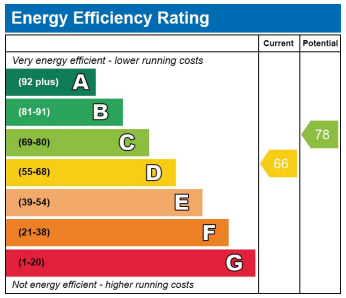
Services All mains services.

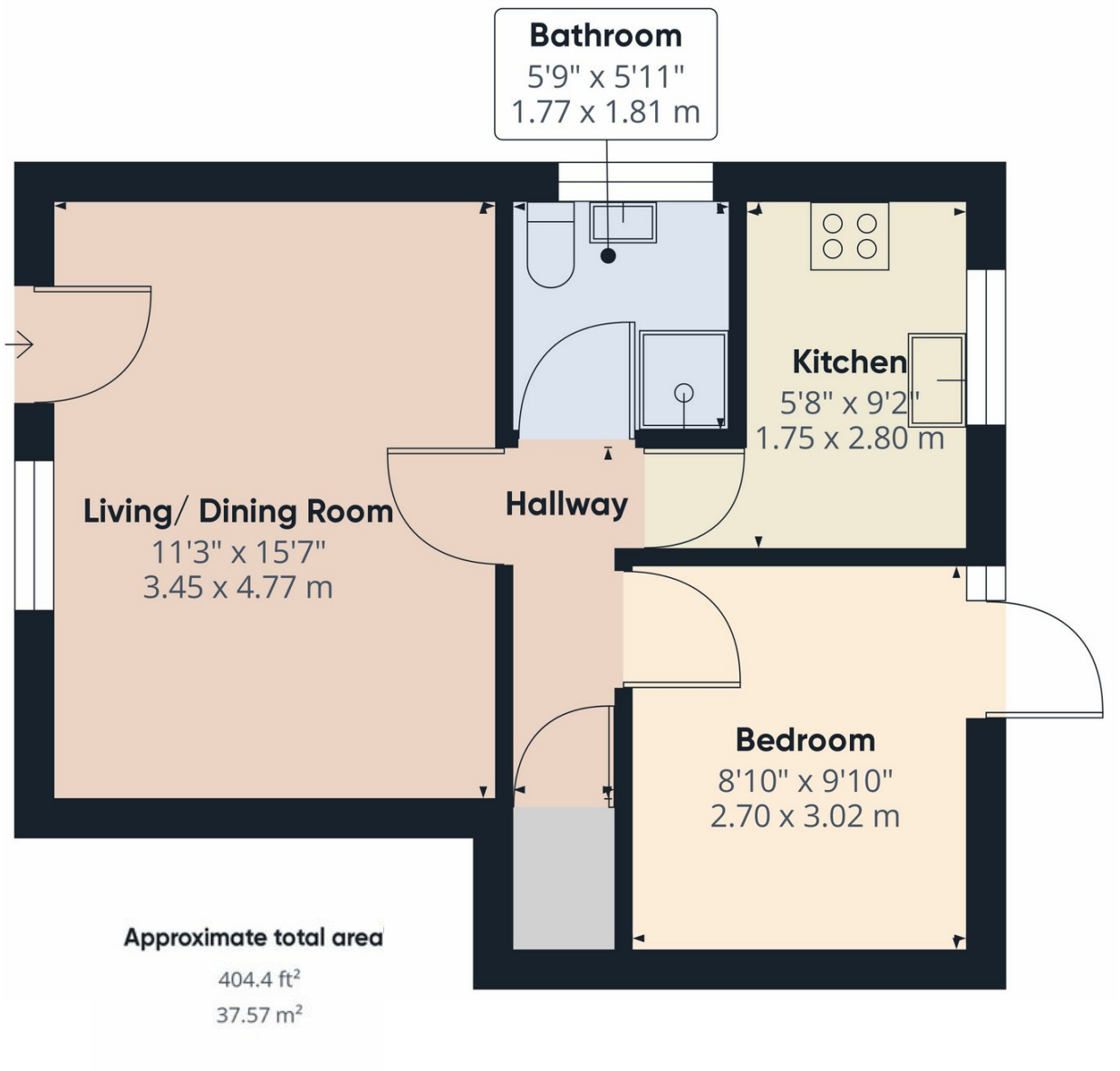
Tenure The property is Leasehold – 125 years from 01/01/2018 approx. 116 years remaining
Service charge - £510 per annum
Ground rent - £200 per annum

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw

Agent's Note Photographs taken prior to current tenancy (January 2026)





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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