

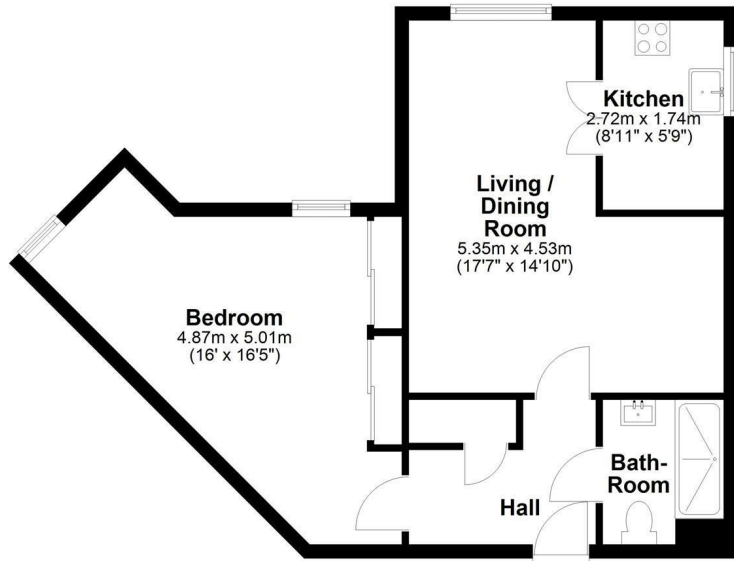


42 Haig Court, Cambridge, CB4 1TT
£1,100 Per month



Floor Plan

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)

- Over 60's only
- Available Immediately
- Unfurnished
- Second Floor

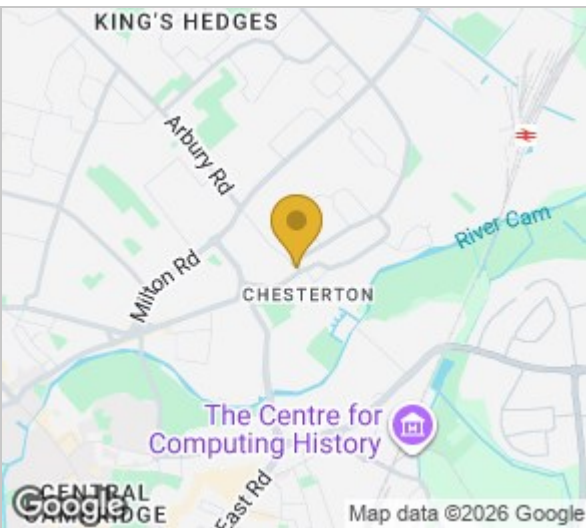
A newly decorated over 60's 1 bedroom flat situated in the north of Cambridge, enjoying a convenient location near the river. With local transport links, shops and amenities a short walk away, the property is available unfurnished and for immediate occupation, with no bills included.

The second floor retirement apartment has had some recent improvements, with new carpets laid and walls painted throughout. The accommodation briefly comprises of a bathroom with a walk-in shower and a bedroom with windows looking out to Union Lane, along with built-in wardrobes offering ample storage space. The living/dining room is a light and inviting space, with doors leading to the kitchen, which is equipped with a good selection of wall and base units, built-in oven, 4-ring electric hob and free-standing appliances. Throughout the property there are emergency pull cords.

In Haig Court, the block benefits from a house manager and a care line, a communal laundry room and a residents' lounge. Outside there is residents' parking, well-maintained communal gardens and a lift serving the first and second floors. Number 42 is conveniently situated immediately outside the lift access on the second floor.

Haig Court is a development built in 2001 for the over 60's, situated on the corner of Chesterton High Street and Union Lane, and is popular due to its proximity to the river and local facilities. Nearby amenities include a Tesco Express, bus stop, newsagent, local cafés and pubs, Chesterton Medical Centre, and a short walk to Stourbridge Common.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		76	81

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