



Haig Court, Cambridge
CB4 1TT

Pocock + Shaw

43 Haig Court
Cambridge
Cambridgeshire
CB4 1TT

A two bedroom top floor apartment in a well appointed residential scheme for the over 60s, just over 1 mile north of the City Centre.

- Light and spacious top floor apartment
- Convenient and sought after location
- Good local facilities
- Over 60's development
- Residents Lounge and laundry room
- House manager and 24 hour care line
- Guest suite available to use
- Delightful communal gardens
- Communal parking

Guide Price £135,000



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.

Residents (who need to be at least 60 years of age) can enjoy the wide range of communal facilities which include on site resident management staff, regular organised activities, 24 hour emergency care line response system (pull cords within the flats), a large communal lounge and on site laundry facilities.

Offered with no upward chain, the accommodation in detail comprises;

Entrance hall with loft access hatch, cupboard housing the Gledhill unvented hot water cylinder (new in March 2026).

Bedroom 1 11'4" x 8'9" (3.45 m x 2.66 m) with window to front, electric panel heater.

Bedroom 2 17'7" x 9'3" (5.35 m x 2.83 m) with window to front, mirror fronted wardrobe to one wall, wall mounted electric storage heater.

Living room 17'8" x 11'2" (5.39 m x 3.40 m) with window to front, wall mounted electric storage heater, FM and TV points, glazed double doors to

Fitted kitchen 9'0" x 5'8" (2.75 m x 1.73 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in Siemens electric hob with extractor hood over, built in Bosch electric oven, stainless steel sink unit and drainer, space for under counter fridge and freezer, Creda wall mounted electric convector heater.

Shower room with fully tiled and enclosed shower cubicle with chrome shower unit and glass sliding

doors, vanity wash handbasin with touch infra red lights, mirror over, WC, chrome heated towel rail, extractor fan, recessed ceiling spotlights.

Services Mains water, electricity and drainage.

Leasehold Lease term is 125 years from 1 October 1999 (98 years unexpired)

The annual ground rent is £803.76 and the annual service charge is £5134.82.

Council Tax Band D

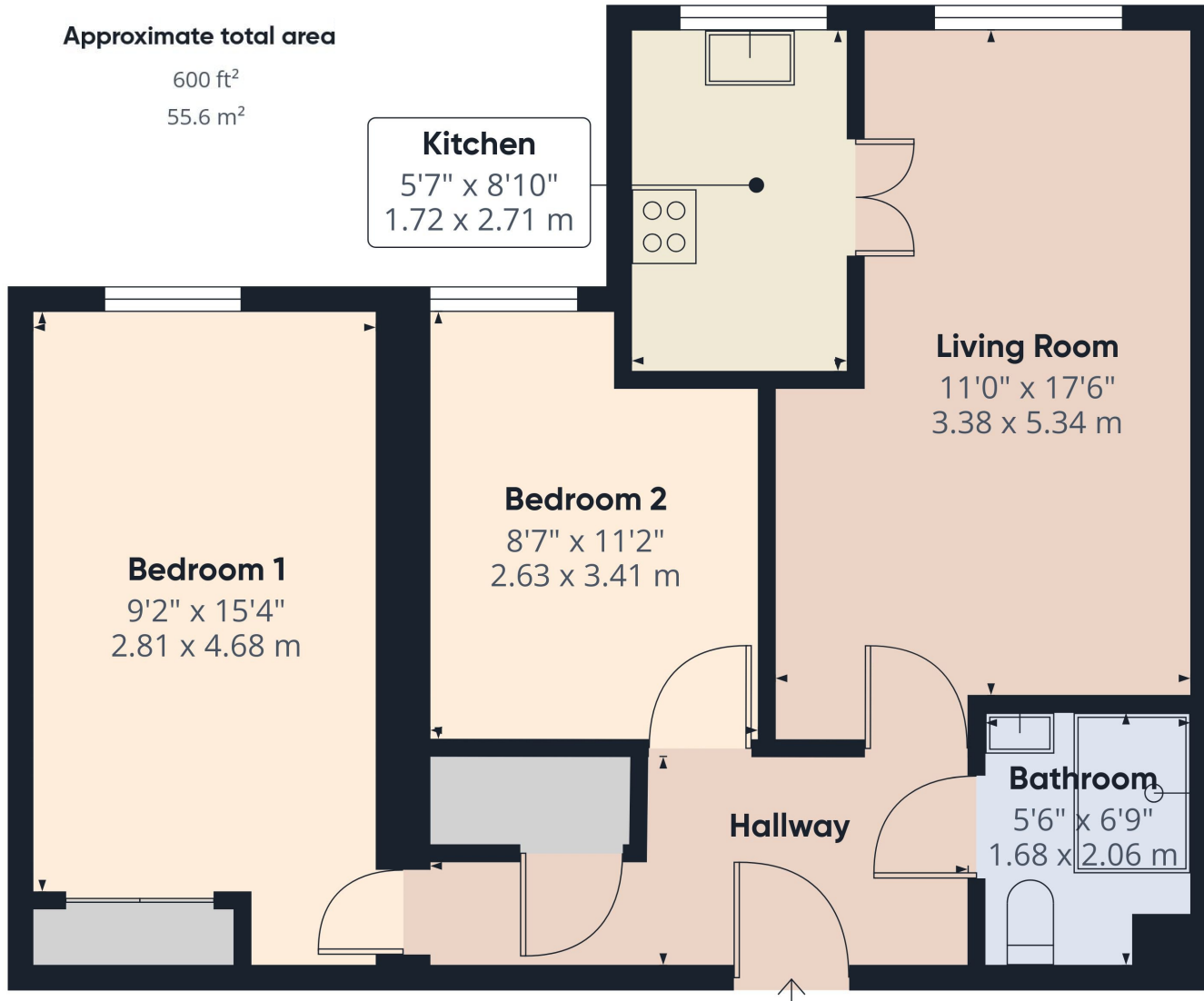
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Approximate total area

600 ft²
55.6 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

Pocock + Shaw