



Haig Court, Cambridge
CB4 1TT

Pocock + Shaw

41 Haig Court
Cambridge
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A two bedroom second floor apartment in an attractive and well appointed scheme for the over 60s just over 1 mile north of the City Centre.

- Versatile layout
- 2 Bedrooms - one has been used an additional sitting room.
- Sheltered scheme for the over 60s
- 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

Offers Around £185,000



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.

The scheme was constructed by McCarthy & Stone Developments Ltd and contains 45 apartments arranged on three floors and serviced by a lift. Facilities include a communal residents 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.

Situated on the second floor, no 41 is one of the larger apartments in the block and benefits from spacious and versatile accommodation.

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.

The Apartment (second floor)

Entrance Hall with emergency intercom/entry phone and store cupboard with 2023 efficient off-peak Sunamp Thermino 150e water heater.

Living Room 19'2" x 10'9" (5.85 m x 3.28 m) with Electric off-peak electric heater and glazed double doors to:

Kitchen 8'11" x 5'1" (2.71 m x 1.55 m) with work surfaces with cupboards and drawers below, inset sink unit, fridge and washing machine, fitted electric oven with cupboards above & below, electric hob with cooker hood above, tiled surrounds, wall cupboards, wall mounted convector heater and vinyl flooring.

Sitting Room/Bedroom 1 16'8" x 16'1" (5.08 m x 4.89 m) A room of an interesting irregular shape, currently used as a sitting room, with 2 windows, coal effect electric fire with decorative surround, off peak electric

storage heater, wall light points and fitted cupboard with bi-fold mirrored doors.

Bedroom 2 10'2" x 8'11" (3.11 m x 2.71 m)

Shower Room Refitted with wide walk-in shower, hand basin with cupboard below, wc, extractor fan, heated towel rail and electric fan heater.

Note Facilities within the scheme include a communal lounge on the ground floor, laundry and guest suite.

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

Large Communal Parking area with vehicular access from Union Lane.

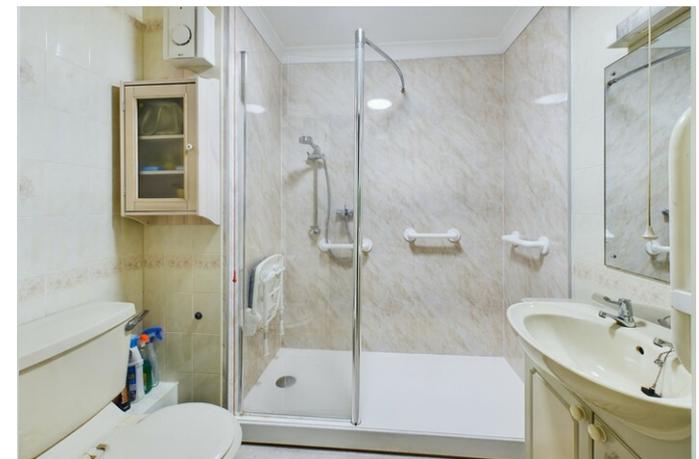
Tenure Leasehold for a term of 125 years from 1st October 1999.

Ground Rent £401.88 per half year.

Maintenance Charges The current service charge is £2,348.71 per half year.

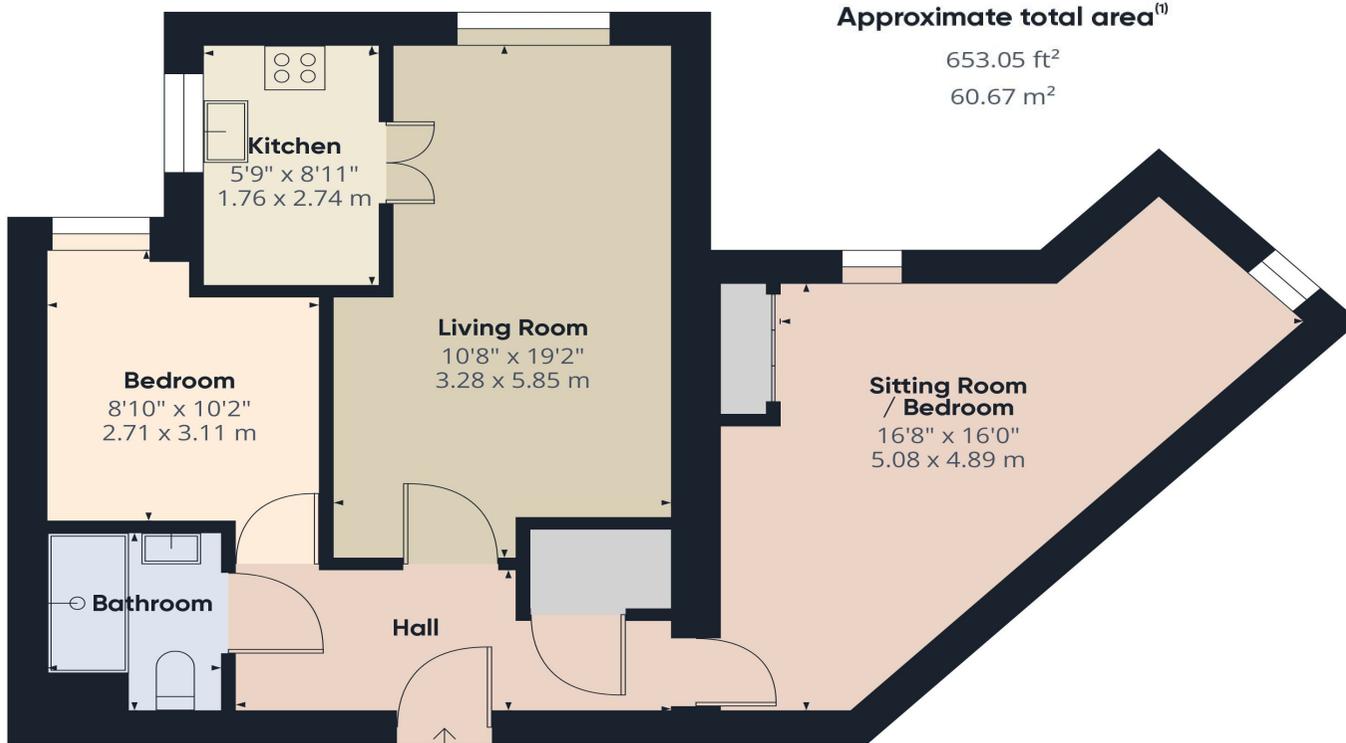
Council Tax Band D

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	80

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Second Floor Flat



Communal Lounge

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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