



Haig Court, Cambridge  
CB4 1TT

Pocock + Shaw

12 Haig Court  
Cambridge  
Cambridgeshire  
CB4 1TT

A very well presented ground floor apartment within a popular and well located residential scheme for the over 60s conveniently placed for access into the city centre

- Well presented ground floor apartment
- Convenient and sought after location
- Double bedroom
- Contemporary shower room
- Fitted kitchen
- Direct access to small paved terrace
- Residents lounge and laundry room
- Communal gardens
- Off Road parking facilities

Guide Price £145,000



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.

This ground floor apartment is offered in good decorative order and has direct access to a small external garden area from the living room and LVT flooring giving it a more modern and contemporary feel.

In detail, the accommodation comprises;

**Reception hall** with coving, Creda storage heater, walk in cupboard housing the water tank (mains pressure hot water using off peak electricity), electric meter and consumer unit, lighting, intruder alarm, slatted wood shelving, LVT flooring, doors to

**Sitting/dining room** 18'5" x 11'2" (5.61 m x 3.40 m) with upvc double glazed door, side panel and window to small enclosed garden area (see later), coving, feature fireplace with electric fire, TV and FM points, Creda storage heater, LVT flooring, glazed double doors to

**Fitted kitchen** 8'11" x 5'8" (2.72 m x 1.73 m) with double glazed window to front, coving, good range of wall and base units with roll top work surfaces and tiled splashbacks, Electrolux four ring electric hob with extractor hood over, built in Electrolux fan assisted oven, stainless steel sink unit and drainer, wall mounted Creda electric heater, LVT flooring.

**Bedroom** 15'4" x 8'8" (4.67 m x 2.63 m) a light and spacious room with windows to two aspects, wall mounted Creda storage heater, coving, built in wardrobe to one wall with mirror fronted folding doors, LVT flooring.

**Shower room** with large walk in contemporary shower cubicle with glass screen and chrome shower unit, mermaid panelled walls, wash handbasin with shelf and mirror fronted cabinet (with downlighters and shaver point) over, WC, extractor fan, wall mounted Creda electric convector heater, ceramic tiled flooring.

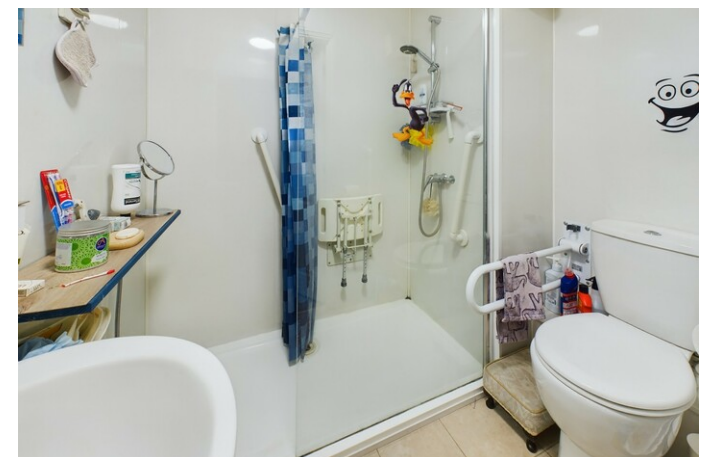
**Outside** The development is built around delightful communal gardens which include a large lawn area, paved sitting area, well planted shrub borders and a number of mature trees. There is a communal parking area (accessed for Union Lane) for residents and guests alike. The development includes a residents lounge, communal laundry room and large bin store. Small paved enclosed garden area to the front part covered with shrub border.

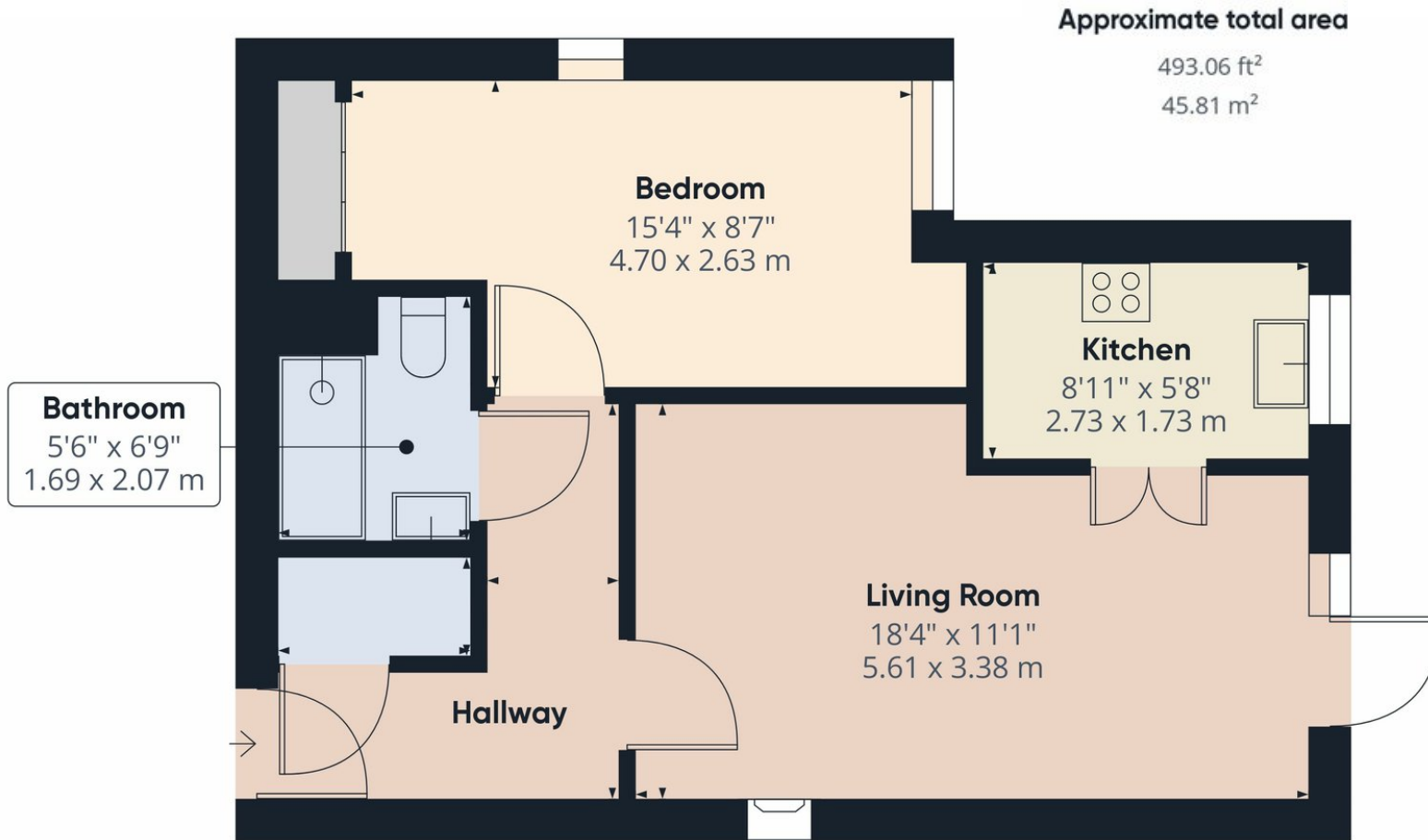
**Services** Mains water, electricity and drainage.

**Tenure** The property is leasehold (100 years unexpired) 125 years from 1st October 1999. The service charge for 2023 was £2,880.80 - paid in two instalments every February and August. There is also a Ground Rent of £689.54, also paid in two instalments.

**Council tax** Band C

**Viewing** By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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