



Haig Court, Cambridge
CB4 1TT

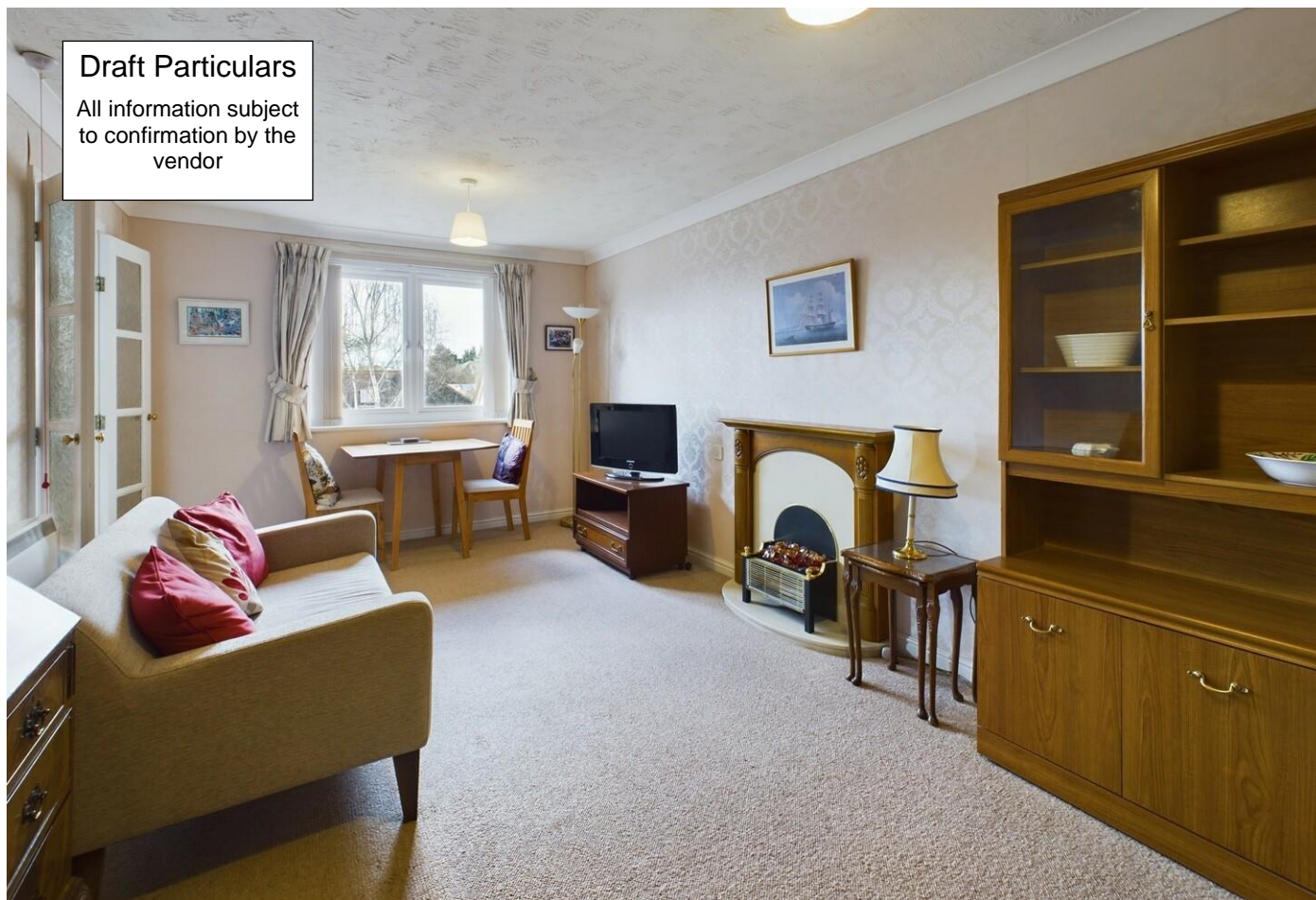
Pocock + Shaw

37 Haig Court
Cambridge
Cambridgeshire
CB4 1TT

A south west facing one bedroom second floor apartment overlooking the garden in an attractive and well appointed residential scheme for the over 60s just over 1 mile north of the City Centre.

- Sheltered scheme for the over 60s
- Living room, kitchen & bedroom are all SW facing and overlook the garden
- Double bedroom
- uPVC double glazing
- 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 £100,000



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.

Haig Court was constructed by McCarthy & Stone Developments Ltd and is a scheme of 45 properties 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.

No 37 is situated on the second floor and provides well presented accommodation with well proportioned rooms.

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 8'10" x 4'2" (2.70 m x 1.26 m) with coving, emergency intercom/ entry phone and store/airing cupboard with replaced insulated hot water tank.

Living Room 17'8" x 10'3" (5.38 m x 3.12 m) with coving, window overlooking the garden, feature fireplace with electric fire, electric storage heater, TV aerial point, glazed double doors to kitchen.

Kitchen 7'5" x 7'1" (2.25 m x 2.15 m) with work surfaces with cupboards and drawers below, inset sink unit, fridge and freezer, fitted electric oven with cupboards above & below, ceramic hob with cooker hood above, tiled surrounds, wall cupboards, window overlooking the garden, wall mounted convector heater, coving and vinyl flooring.

Bedroom 12'5" x 8'10" (3.79 m x 2.68 m) with built in double wardrobe cupboard with bi-fold mirror doors, electric storage heater, coving and window overlooking the garden.

Shower Room Refitted with wide shower cubicle, hand basin with cupboard below, wc, fully tiled walls, extractor fan, coving, 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 £344.47 per half year

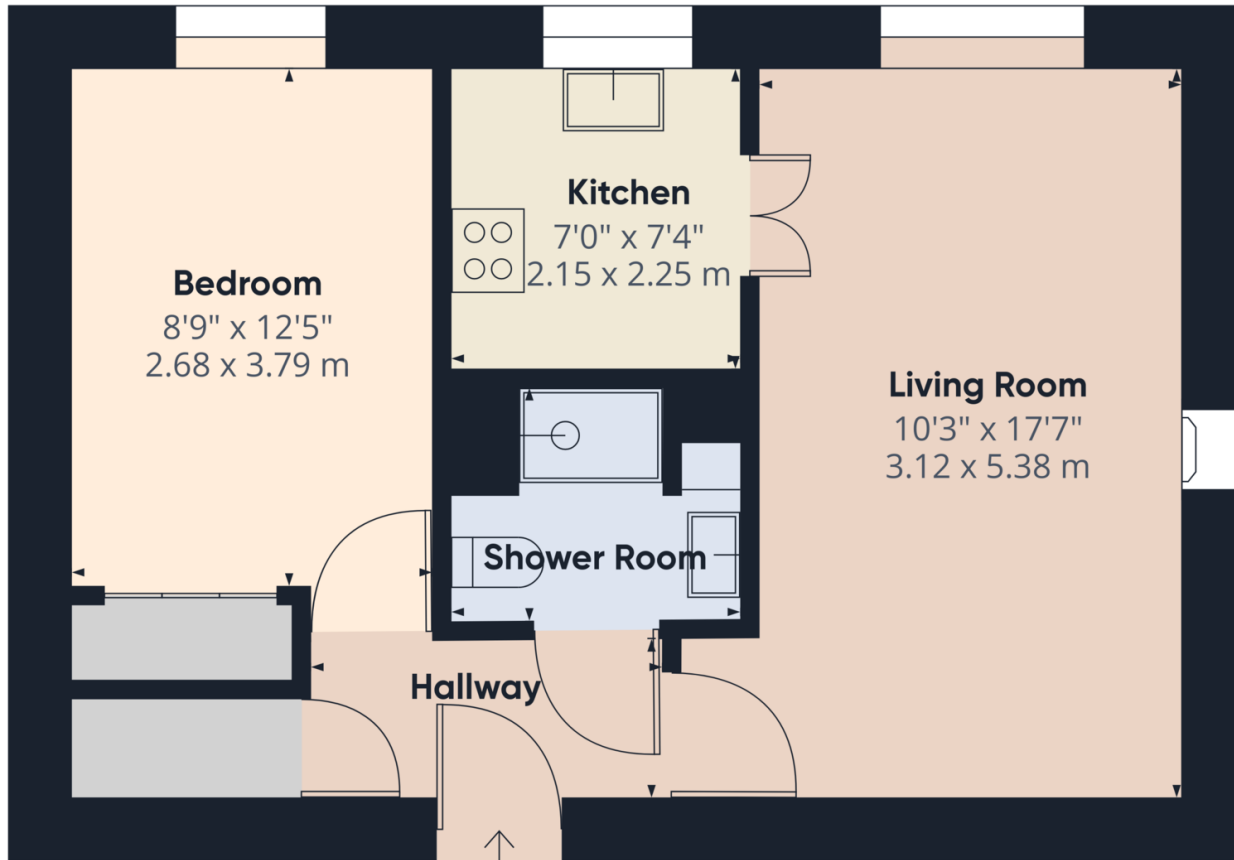
Maintenance Charges £1,565.81 per half year

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area⁽¹⁾

452.59 ft²

42.05 m²



Garden in summer



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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