



Haig Court, Cambridge  
CB4 1TT

Pocock + Shaw

17 Haig Court  
Cambridge  
CB4 1TT

A one bedroom ground floor apartment 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
- Double bedroom
- Updated shower room
- 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 £85,000

#### Draft Particulars

All information subject  
to confirmation by the  
vendor



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 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. 17 is situated on the ground floor, close to the entrance. It faces onto Union Lane and a door from living room opens out to its own small enclosed courtyard garden.

**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 (Ground floor)

**Entrance hall** with coving, emergency intercom/ entry phone and store/airing cupboard with insulated hot water tank.

**Living Room** 17'7" x 10'3" (5.35 m x 3.12 m) with coving, double glazed door to enclosed patio, feature fireplace with electric fire, electric storage heater, TV aerial point, glazed double doors to kitchen.

**Kitchen** 8'11" x 5'9" (2.71 m x 1.74 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, wall mounted convector heater, coving and vinyl flooring.

**Bedroom** 15'5" x 8'9" (4.70 m x 2.67 m) with built in double wardrobe cupboard with bi-fold mirror doors, electric storage heater and coving.

**Shower Room** Refitted with wide shower cubicle, hand basin with cupboard below, wc, fully tiled walls, extractor fan, coving and heated towel rail.

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

### Outside

Own small enclosed patio area off the living room. 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 1s October 1999

**Maintenance charges** £1,565.81 per half year

**Ground rent** £344.47 per half year

**Council Tax** Band C

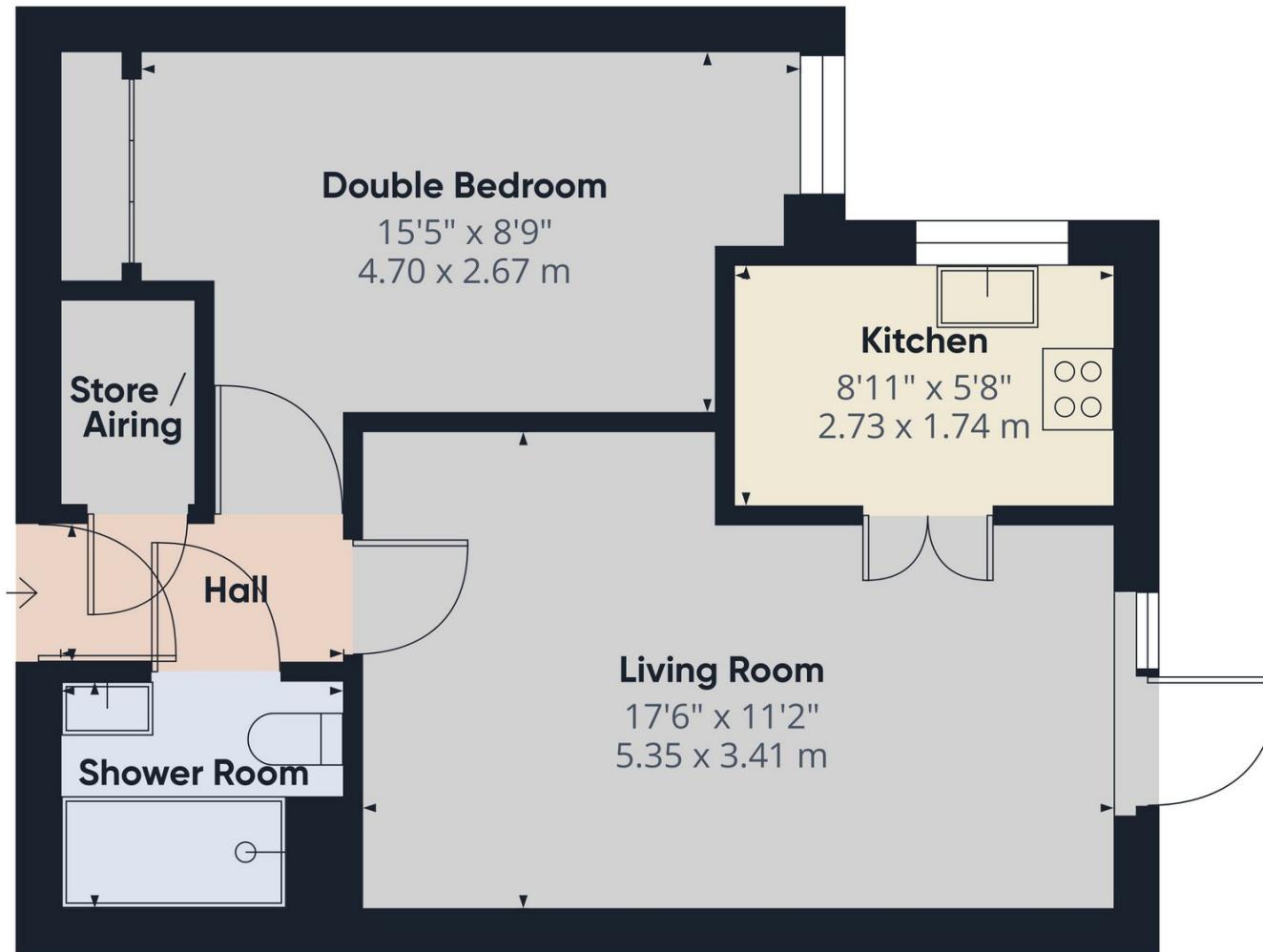
**Tenure** The property is

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



Approximate total area<sup>(1)</sup>

443 ft<sup>2</sup>

41.1 m<sup>2</sup>



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