



Haig Court, Cambridge
CB4 1TT

Pocock+Shaw

39 Haig Court
Cambridge
Cambridgeshire
CB4 1TT

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

- Well presented top floor apartment
- Convenient and sought after location
- Double bedroom with fitted wardrobes
- Bathroom
- John Lewis kitchen fitted in 2018
- Residents lounge and laundry room
- Communal gardens
- Off Road parking facilities

Guide Price £90,000



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 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.

This second (top) floor apartment is offered in excellent decorative order and benefits from a John Lewis re-fitted kitchen in 2018.

In detail, the accommodation comprises;

Communal Entrance Hallway with entry phone system, access to the manager's office, communal lounge, laundry room and stairs and lifts to the upper floors.

Front door to

Reception hall with built in cupboard with slatted wood shelving and pressurised hot water cylinder, loft access hatch, coathooks.

Sitting/ Dining room 21'2" x 14'9" (6.46 m x 4.50 m) with window to front, Creda electric storage heater, timber fireplace with marble hearth and insert, electric fire, glazed doors to

Kitchen 9'0" x 5'9" (2.75 m x 1.76 m) with window to front, updated kitchen with good range of fitted wall and base units with roll top work surfaces and upstands, stainless steel sink unit and drainer, inset Bosch microwave, Bosch electric hob with electric oven below and Bosch washing machine and Zanussi stainless steel chimney extractor hood and glass splashbacks over.

Bedroom 14'5" x 13'0" (4.39 m x 3.97 m) with window to front, mirror fronted fitted wardrobes to most of one wall, Creda electric storage heater, bench/seat storage units.

Bathroom with panelled bath with fully tiled surround, chrome shower unit and shower screen over, fully tiled walls, vanity wash handbasin with mirror, strip light and shaver point over, extractor fan, heated towel rail, WC, Creda wall mounted electric convector heater.

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

Large Communal Parking area with vehicular access from Union Lane.

Services Mains water electricity and drainage.

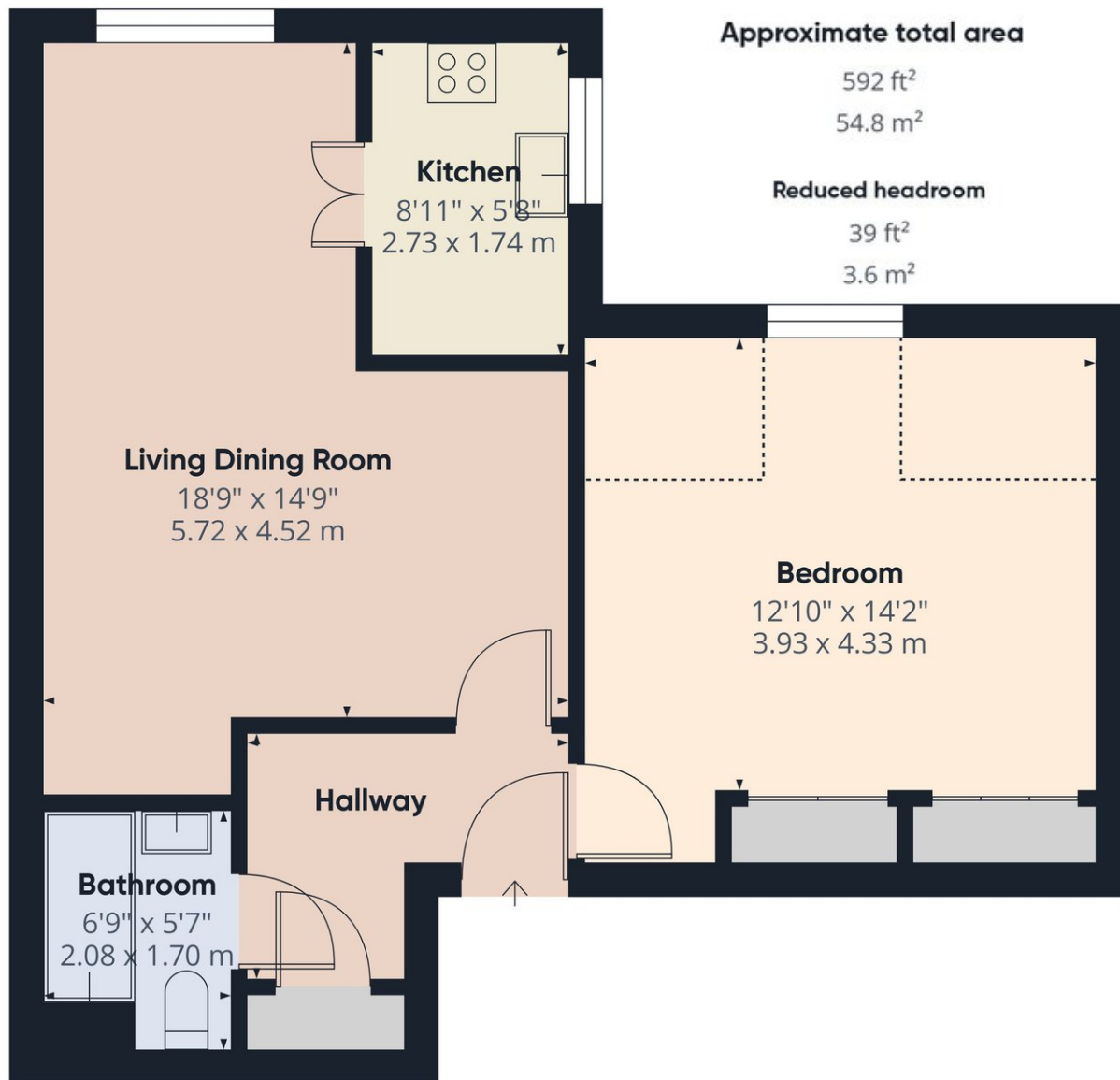
Tenure The property is leasehold - 125 years from 1st October 1999. The Ground Rent for the 6 months to 28th February 2026 was £344.47 (circa £689pa) The Service charge for the 6 months up to 28th February 2026 was £1711.61 (circa £3423pa)

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		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Pocock + Shaw

45 Mill Road, Cambridge CB1 2AW

cambridge@pocock.co.uk

www.pocock.co.uk

01223 322552