



42 Haig Court
Cambridge, CB4 1TT

Guide price £85,000



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- Conveniently located close to the lift
- No chain
- Freshly painted and re-carpeted
- Fitted wardrobe

A newly decorated over 60's 1 bedroom flat situated in the north of Cambridge, enjoying a convenient location near the river. With local transport links, shops and amenities a short walk away, offered with no chain.

The second floor retirement apartment has had some recent improvements, with new carpets laid and walls painted through out. The accommodation briefly comprises of a bathroom with a walk-in shower and a bedroom, this has windows looking out to Union Lane. It also has built in wardrobes which offer ample storage space. The living/dining room is a light and inviting space, with doors leading to the kitchen. The kitchen is equipped with a good selection of wall and base units, in built oven and 4 ring electric hob and free standing appliances all of which are included in the sale. Through out the property there are emergency pull cords. In Haig Court the block benefits from a house manager and a care line, a communal laundry room and residents lounge.

Outside there is residents parking. The block features well maintained communal gardens, there is also a





lift that takes you to the first and second floor. Of which number 42 is immediately outside the lift access on the second floor.

The current lease has 99 years remaining, with a ground rent of £688 pa and service charge of £3,300 pa.

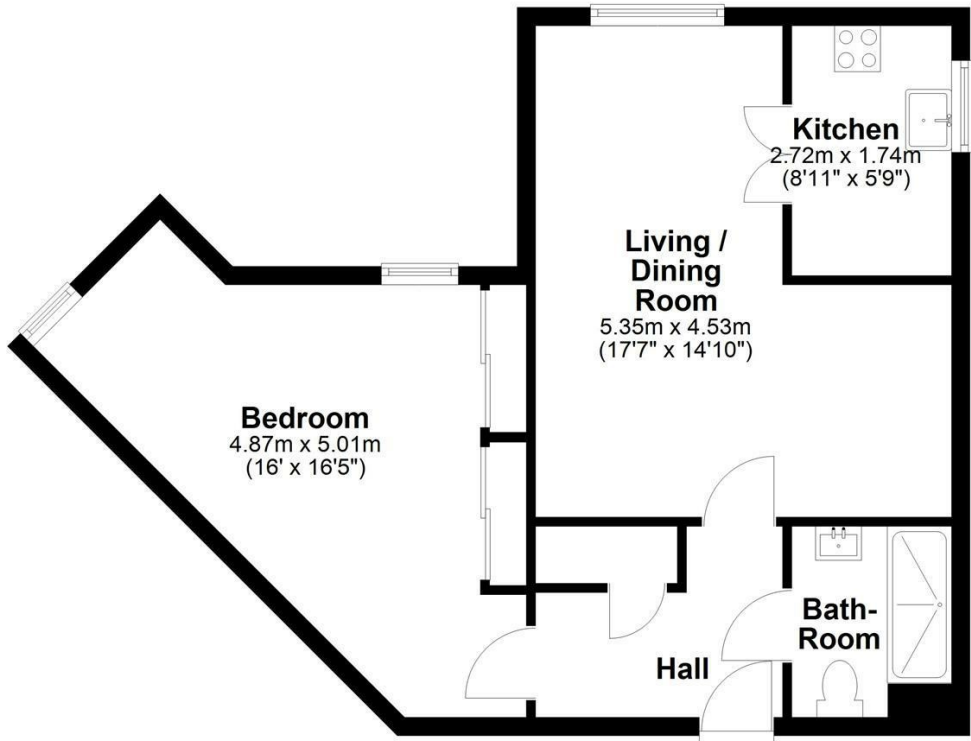
Haig Court is a development built in 2001 for the over 60's and is situated on the corner of Chesterton High Street and Union Lane. It is popular due to it's proximity to the river and local facilities.

There are various amenities nearby, including a Tesco's Express, bus stop and a newsagent. Haig Court also benefits from local cafe's and pubs, as well as Chesterton Medical Centre and it is a short walk to Stourbridge Common.



Floor Plan

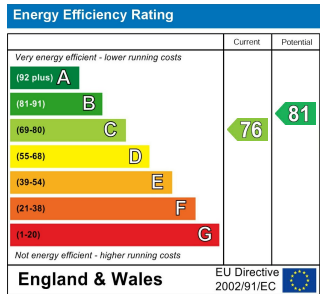
Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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