



FLAT 9, HART CLOSE, HISTON, CAMBRIDGE, CB24 9AS

Asking Price £280,000

TYLERS.NET

A stunning one double bedroom top floor apartment with balcony and designated undercover parking in this select scheme of properties alongside the guided busway linking the Cambridge Science Park and Cambridge North rail station.



Histon is justifiably one of the most sought-after villages near the city just three miles from the actual centre, yet pleasantly located close to open countryside. The Cambridge by-pass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaureate, providing educational and recreational facilities for all the community.

- Top floor stylish flat complete with fixtures and fittings.
- Stunning presentation throughout. • Allocated undercover parking.
- Gas radiator heating and double glazing.
- Ideal placed for Cambridge and the guided busway linking the Science Park, Cambridge North Station and St. Ives.
- Excellent first purchase or buy to let investment current let out via Booking.com.
- Vacant possession - No upward sales chain.

Communal Entrance

Secure entrance system with a light communal stairway to the second floor.

Entrance Hall

With a storage cupboard housing a Vaillant gas fired boiler.

Open Lounge Dining Kitchen

A light and bright main reception room with BALCONY off allowing for outdoor seating and contemporary open plan living with a modern kitchen with grey cupboard units and integrated appliances including a sink and drainer, concealed dishwasher, electric oven, hob and extractor hood.

Bedroom

A generous twin aspect double bedroom.

Bathroom

A white suite comprising a panelled bath with shower over and screen, WC, wash handbasin, heated towel rail, frosted window, tiled floor and extractor fan.

Outside

Allocated undercover parking beneath the main building for a single larger vehicle with communal landscaped areas within Hart Close.

Notes.

Flat 9 is held on an original 999yrs with 995yrs remaining.

Annual Charge of £100 and Management Services (Flaxfields) approx. of £1800 per annum

South Cambs District Council

Council Tax Band A.

Please note the flat is to be sold with the benefit of all the internal fixtures and fittings, originally costing around £7000 - convenient and useful for both first time buyers and investors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

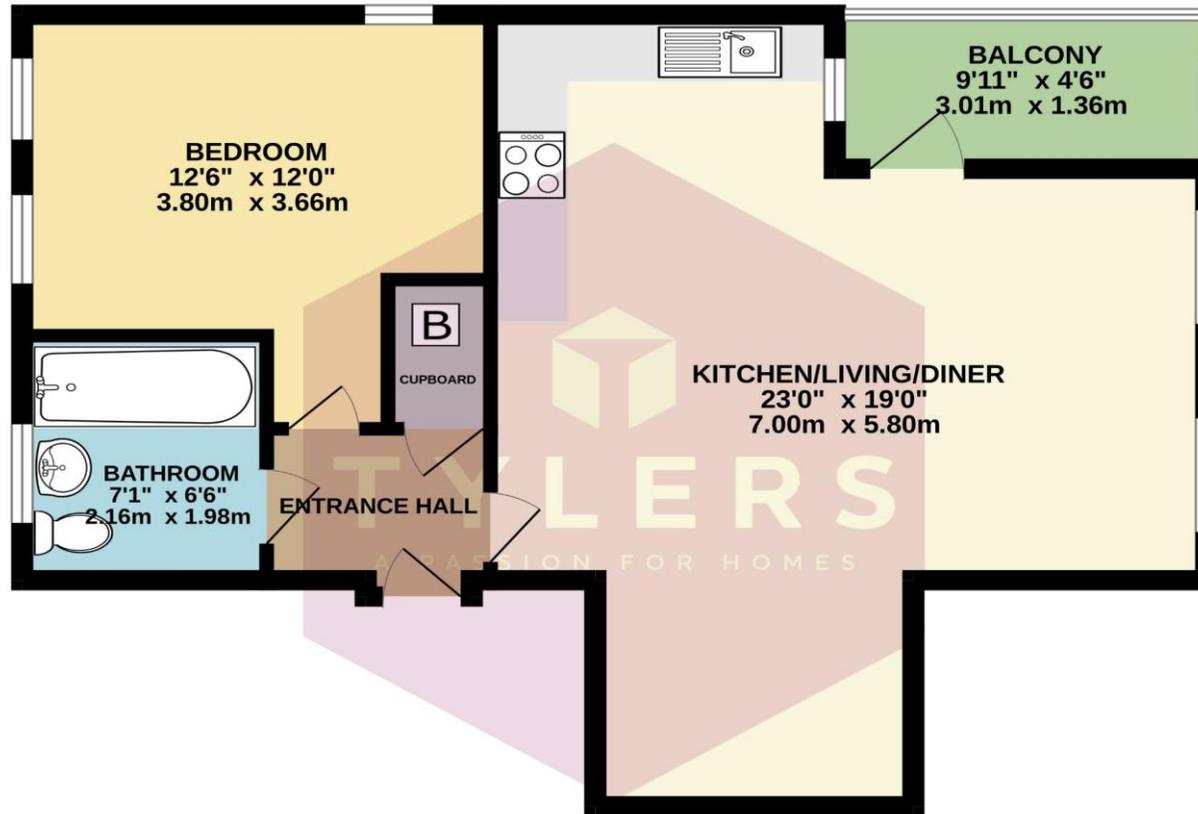
Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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SECOND FLOOR



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