



bush
sales

23 Haig Court, Cambridge - Offers Around £165,000

Occupying a pleasant corner position this first floor apartment forms part of a well regarded scheme available to those over the age of 60. The property offers well planned accommodation comprising entrance hall, sitting/dining room, kitchen, one double bedroom with large walk in wardrobe and re-fitted shower room. The complex further benefits from delightful communal gardens and large car park, a house manager and communal facilities including residents lounge, laundry room and guest suite which located across the hallway from the flat. Sold with the advantage of no upward chain and available for immediate viewing.

Entrance

Entrance to the main building is via secure doors with an intercom entry system. The main lobby houses the house managers office and there is access to all the communal facilities on site. There is a lift and stairs to further floors and apartment 23 is located on the first floor.

Entrance hall

Entrance door, intercom entry phone, built in cupboard housing the hot water tank.

Sitting / Dining Room

18'06 x 11'00 narrowing to 8'08 (5.64m x 3.35m narrowing to 2.64m)
Double glazed window to front, electric storage heater, feature fireplace with electric fire, double doors to kitchen.

IMPORTANT NOTICE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kitchen

9'00 x 5'09 (2.74m x 1.75m)
Double glazed window to side, range of wall and base units and work surfaces housing a stainless steel sink and drainer, integrated electric oven and ceramic hob with extractor over, tiled splash backs, electric fan heater.

Bedroom

12'03 x 8'09 (3.73m x 2.67m)
Dual aspect with double glazed windows to front and side, electric storage heater, built in double wardrobe and further large walk in wardrobe with mirrored doors and clothes rails / shelving.

Shower Room

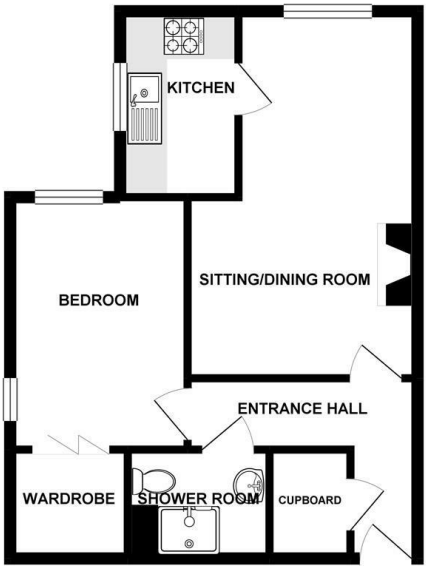
Three piece re-fitted white suite comprising double width shower cubicle, w.c and wash hand basin. Tiled flooring, air extractor fan, electric fan heater.

Additional Information

TENURE - Leasehold
TERM - 125 years from 1999
MAINTENANCE CHARGES - £2024.44 PA
GROUND RENT - £330 PA
POSTCODE - CB4 1TT
COUNCIL TAX - Band C
SERVICES - All mains services are believed to be connected to the property
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262



GROUND FLOOR 43.83 sq. m.
(471.78 sq. ft.)



TOTAL FLOOR AREA - 43.83 sq. m. (471.78 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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