



Bush & Co.



23 Highsett, Cambridge, CB2 1NX

Guide Price £485,000 Leasehold - Share of Freehold



Energy Rating Band F

Highsett is a prestigious gated Grade II listed modernist scheme of properties, including two and three-storey houses and apartments, a small estate hidden between Hills Road and Lyndewode Road in central Cambridge, completed in the early 1960s by Eric Lyons and Geoffrey Townsend for Span Developments Ltd.

23 Highsett is a wonderful 2-bedroom 2nd floor apartment measuring over 780 SQFT of well-planned accommodation, including full-width windows to the living/dining room and bedroom 1.

In brief, the accommodation consists of a welcoming entrance hallway which has a WC off. The open plan living /dining room is a wonderful entertaining space, with full-width large windows, some of which slide open. The kitchen has a range of cabinets and drawers, ample work surfaces, space, and plumbing for various appliances.

There are 2 bedrooms, the principal a good size double with dual aspect windows with pleasant views, built-in wardrobe. Bedroom 2 is a comfortable single with a built-in wardrobe. The shower room has a large walk-in shower, WC, and hand wash basin.

Outside, there is a large secure storage shed, bicycle storage. The beautifully kept communal gardens with central lawned area. There is unallocated parking available within the gated parking area, with access via Hills Road and on foot from Tenison Avenue, Station Road, or from Hills Road.

"Highsett" is situated along Hills Road between Glisson Road and Station Road, within walking distance of The Botanical Gardens and Cambridge railway station. There are excellent everyday shopping facilities along Hills Road and further comprehensive shopping facilities a short walk from the city centre. "Cambridge Leisure," a large leisure complex housing a multi-screen cinema, bowling alley, and a variety of restaurants, is situated close by. Schooling for all age groups in both the state and independent sectors is available close at hand.

TENURE - Leasehold with share of freehold 999 years since 1959, Years remaining on lease 934
SERVICE CHARGE – £2267.16 Per Annum Paid Quarterly TBC



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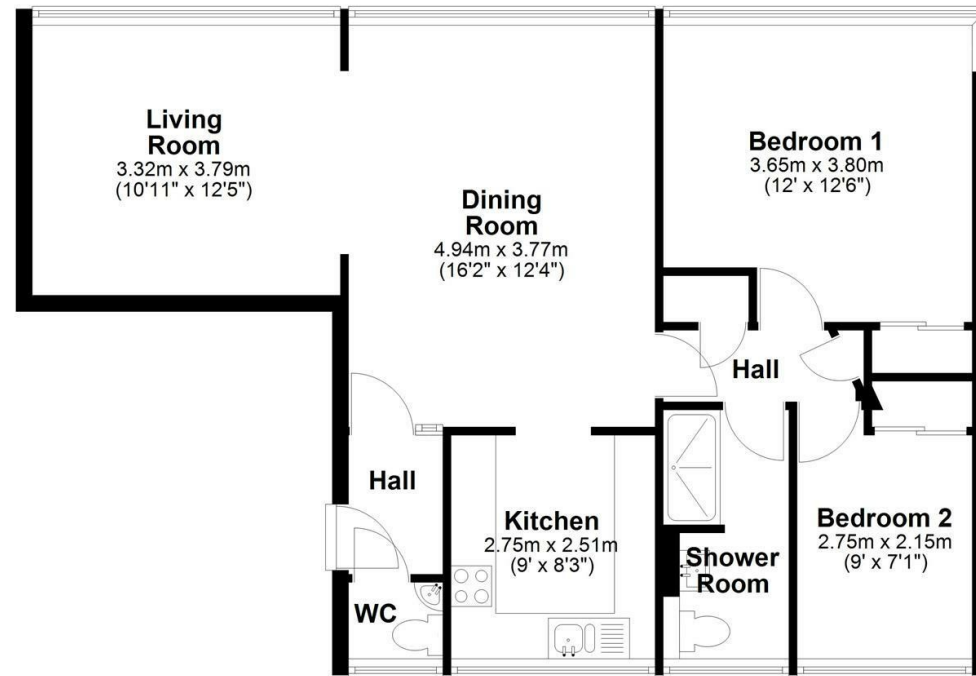
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Second Floor

Approx. 72.6 sq. metres (781.8 sq. feet)



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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