



Bush & Co.





## 8 Highsett, Cambridge, Cambridgeshire, CB2 1NX

**Guide Price £465,000 Leasehold - Share of Freehold**



Energy Rating Band E

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.

8 Highsett is a two-bedroom ground floor apartment situated in an enviable position on the development, with direct access out to communal gardens. The apartment offers well planned accommodation that is beautifully presented throughout

In brief the accommodation consists; A useful entrance lobby with bespoke cupboard leads to the living room, which is light bright and airy, with glass floor to ceiling sliding doors that lead to a secluded part of the manicured communal gardens.

The kitchen is modern in design, there is a range of matching cabinets and drawers, ample worksurfaces, integrated appliances include separate fridge/freezer, washer/dryer, window to the front aspect.

The inner hallway, has 2 storage cupboards and gives access to the 2 bedrooms. Bedroom 1 is a fantastic size double, with plentiful natural light through the windows which span the width of the room, there is built in wardrobes. Bedroom 2 is a comfortable single with built in wardrobe, window to front aspect.

The bathroom is contemporary in design, with shower cubicle, hand wash basin with storage drawers beneath, WC, heated towel rail, finished with modern tiling.

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 to 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 to the city centre "Cambridge Leisure," a large leisure complex housing a multi-screen cinema, bowling alley and a variety of restaurants, is situated lose by. Schooling for all age groups in both the state and independent sectors are all 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







## Exceptional service in Cambridge and the surrounding villages

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## 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

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