



Bush & Co.





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

**Guide Price £450,000 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.

14 Highsett is a two-bedroom top-floor apartment situated in an enviable position on the development, with beautiful views over the communal gardens. The apartment offers well-planned accommodation that is beautifully presented throughout.

In brief, the accommodation consists of a useful entrance lobby with bespoke cupboard that leads to the living room, which is light, bright, and airy, with large dual aspect windows giving beautiful views over the manicured communal gardens.

The John Lewis kitchen is modern in design, there are a range of matching cabinets and drawers, ample Granite work surfaces, and integrated appliances including a separate fridge/freezer, washer/dryer, and 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, and there are large built-in wardrobes. Bedroom 2 is a comfortable single with, window to the front aspect.

The bathroom is contemporary in design, with a walk-in shower cubicle, a 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 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 are 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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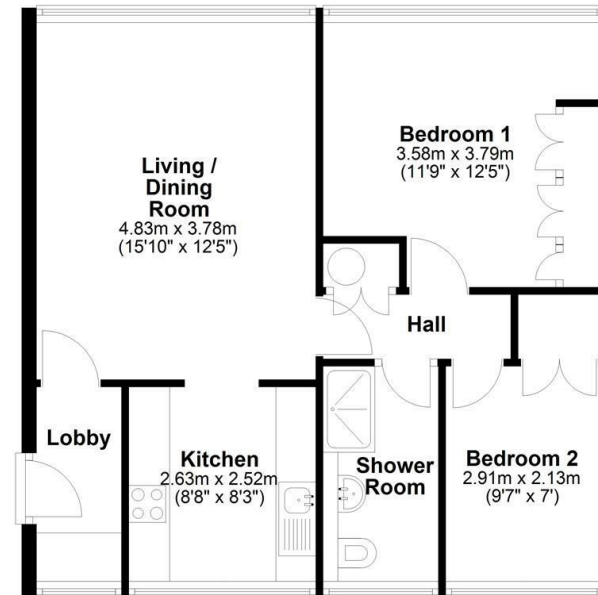
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## Floor Plan

Approx. 58.0 sq. metres (623.9 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 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

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