



8 Lawson Close, Histon, Cambridge, CB24 9HE  
Guide Price £465,000 Share of Freehold



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**A BEAUTIFULLY PRESENTED, BRIGHT, AND SPACIOUS TWO-BEDROOM FIRST-FLOOR APARTMENT SET WITHIN A STUNNINGLY CONVERTED 19TH-CENTURY CHAPEL. THE PROPERTY BOASTS A PRIVATE GARDEN AND ALLOCATED PARKING. THIS DEVELOPMENT IS SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF HISTON, LOCATED WITHIN A CONSERVATION AREA AND HAS PICTURESQUE VIEWS OVER THE VILLAGE GREEN**

- First floor apartment
- 2 bedrooms, 1 reception room, 2 bathrooms
- Electric heating
- Private garden
- Council tax band-D
- 892.3 sqft/82.9 sqm
- Converted in 2004
- Designated car parking space and visitor spaces
- EPC-D/68
- Share of freehold

Having originally been constructed as a Baptist Chapel in the mid-19th Century, this wonderful property was then adapted for use as an Institute and Reading Room for employees of the nearby Chivers' factory and most recently in 2004, converted into four spacious apartments.

8 Lawson Close is a first-floor apartment measuring 892.3 sqft/ 82.9 sqm and benefiting from its own private garden. Having recently been re-decorated throughout the communal areas, you enter through a light and airy communal entrance hall and head up to the first floor where the property is located. As you enter through the entrance to the property you are greeted by a large kitchen/dining room with cupboards at both eye level and base level and granite worksurfaces. The property has a large reception room measuring 16'11" in length and benefitting from double aspect windows which draw in copious amounts of natural light. The property benefits from two double bedrooms, each with built in storage. Two bathrooms are available within the property, and this includes an en-suite shower room to the master bedroom and a bathroom suite off the entrance hall which serves bedroom two.

Externally, The property benefits from its own parking space and designated visitor spaces within Lawson Close. There is additional storage in the bin and bike store. Unusually, this delightful home has its own private garden which is laid predominantly to gravel and has a large covered pergola providing a delightful seating area in the warmer months of the year.

#### **Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

#### **Tenure**

Share of Freehold.

The property is offered with a share of the freehold and has an original 125 year lease which began in July 2004. There is a yearly service charge of £1600 which covers the upkeep of communal areas within Lawson Close including the roads and the communal gardens within.

#### **Services**

Mains services connected include: electricity, water and mains drainage. Electric heating

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

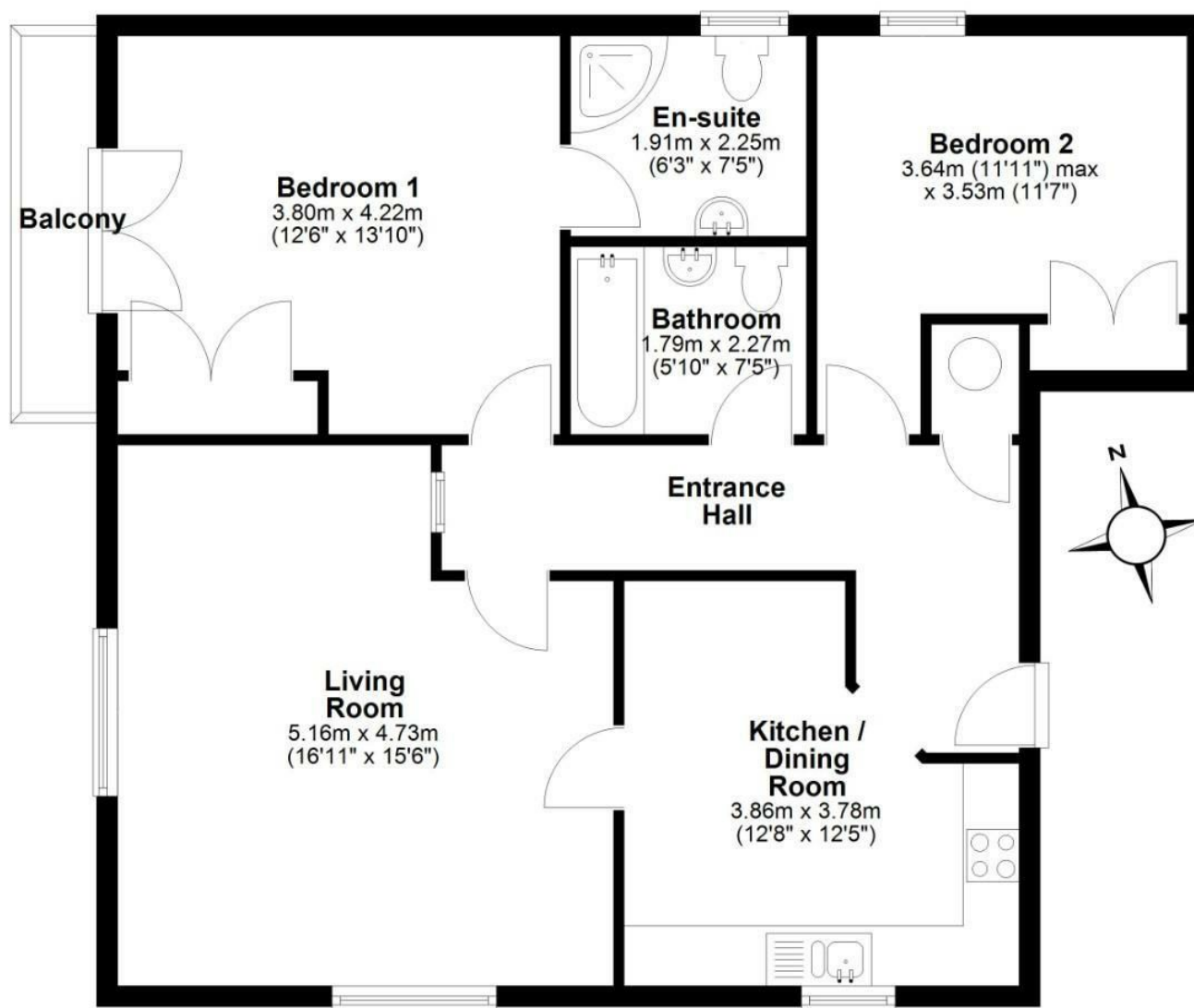
#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Floor Plan

Approx. 82.9 sq. metres (892.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

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



