

15 Highsett, Cambridge, CB2 1NX

Guide Price £400,000 Share of Freehold

REDMAYNE ARNOLD & HARRIS

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THIS SPACIOUS AND BRIGHT GROUND FLOOR APARTMENT IS PART OF AN EXCLUSIVE AND HIGHLY SOUGHT-AFTER GATED DEVELOPMENT WITH PRIVATE PARKING AND DIRECT ACCESS TO THE WELL-TENDED COMMUNAL GARDENS THROUGH FRENCH DOORS. LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE AND RAILWAY STATION, THIS PROPERTY IS OFFERED CHAIN FREE.

- Bright and spacious ground floor apartment
- 725 sqft / 67 sqm
- Open-plan living/dining room
- Double glazing
- Superb location close to the city centre and railway station
- Gated community with private parking
- Separate kitchen, 2 bedrooms and 1 bathroom
- Grade II listed property
- Electric heating to radiators
- French doors opening directly to the stunning communal gardens

Highsett is a unique and highly sought-after, gated community development with private off-street parking for the residents. Its location adds to the desirability as it is conveniently situated between Hills Road and Tenison Avenue, within walking distance of the city centre, railway station and many other amenities.

Number 15 Highsett is a ground floor apartment, favourably positioned towards the back of the Grade II Listed 'quadrant' and features a fully glazed, south-facing aspect with French doors off the living area, which open directly onto the very well-maintained communal gardens. The property which enjoys light-filled accommodation courtesy of the large windows in each room, integral to the design of this development, has been subject to some improvement works over the years, but would benefit from some modernisation.

In brief, the accommodation comprises a spacious entrance hall, a wonderfully light, open-plan living area with French doors providing direct access to the gardens, a separate fitted kitchen with ample fitted units and worksurfaces, a bathroom with a three-piece suite and two bedrooms, with the master including a built-in wardrobe.

Outside, secure electric gates provide private vehicular access to the development, where communal residents parking spaces are available. The delightful communal gardens are very well-established and maintained and feature lawned areas, an ornamental pond and mature trees and shrubs.

The property is being sold with the benefit of no onward chain.

Agent's Note
The Highsett apartments are Grade II Listed.
There are resident's association "house rules" for no dogs (except assistance dogs).

Location
Highsett is a prestigious gated Grade II listed modernist scheme of properties including two and three storey houses and one quadrangle block of just 37 apartments built during the late 1950s.

The development is conveniently situated between Hills Road and Tenison Avenue, within walking or cycling distance of the city centre, railway station and Cambridge University Botanic Garden. There are local shops available on Hills Road and regular bus services to the city centre. Well-regarded schools for all age groups in both the state and independent sectors are also nearby.

The scheme is attractively landscaped with extensive and established communal gardens, together with an ornamental pond in a central square.

Tenure
Leasehold with a share of freehold.
Lease is 999 years with 932 years remaining.
We are advised there is a service charge of £2,287.28 per annum. This is reviewed annually and adjusted according to associated costs.
The vendor confirms that there is no annual Ground Rent on the property.

Services
Main services connected include: water, electricity and mains drainage. There is no gas to the property.

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

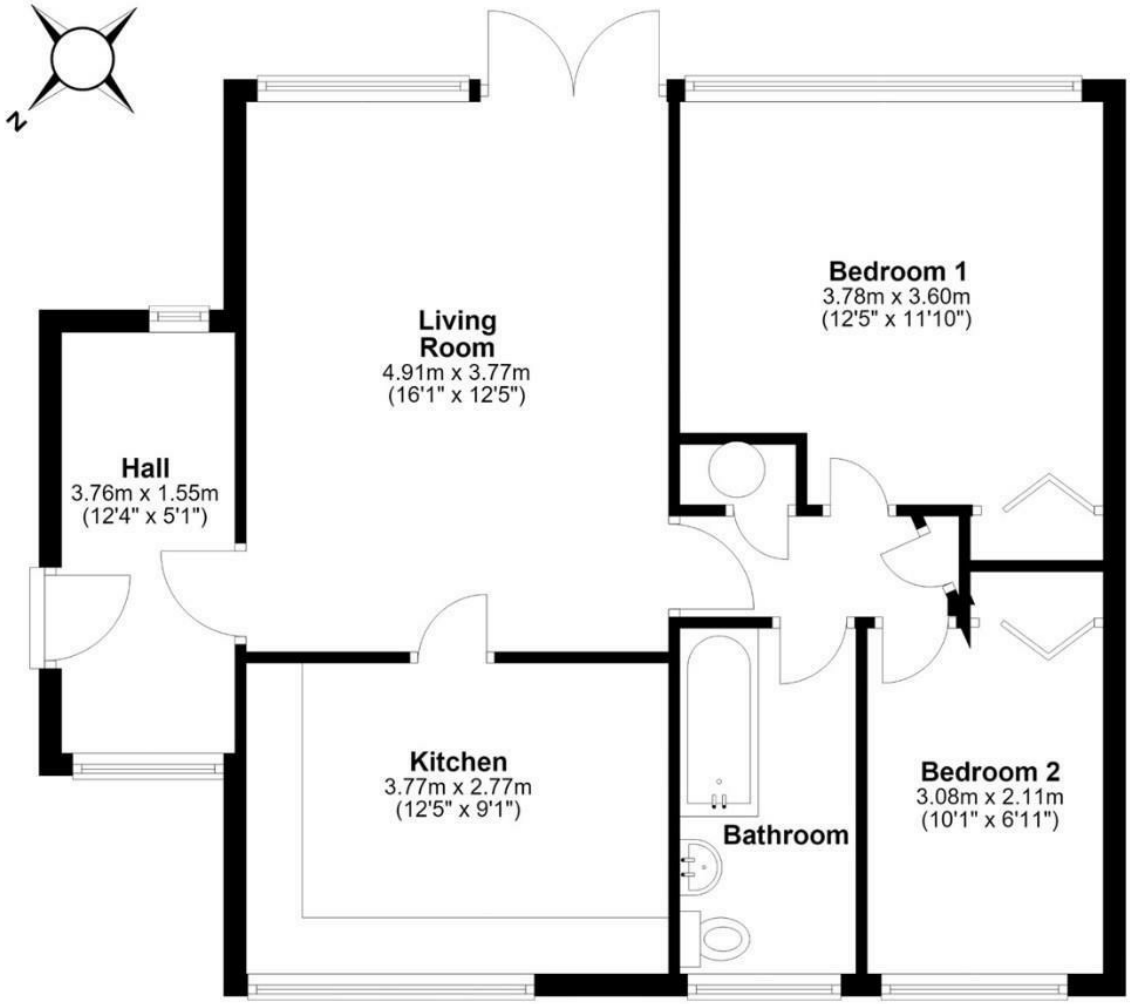
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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

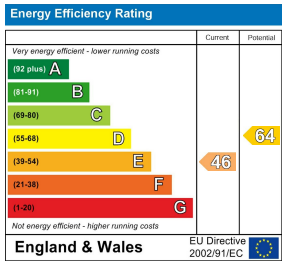




Ground Floor



Approx. gross internal floor area 67 sqm (725 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











