



31 Highsett, Cambridge, CB2 1NY

Guide Price £485,000 Leasehold - Share of Freehold



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**A RARE OPPORTUNITY TO ACQUIRE A WELL-PRESENTED AND SPACIOUS DUPLEX APARTMENT WITH ALLOCATED GARAGE, FORMING PART OF AN EXCLUSIVE AND SOUGHT-AFTER GATED DEVELOPMENT LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE AND RAILWAY STATION. NO ONWARD CHAIN.**

- Bright and spacious duplex apartment
- 725 sqft / 67 sqm
- 1950s build
- Electric heating to radiators
- Open plan living/dining room with southeasterly balcony
- 2 bedrooms, modern shower room
- Garage and residents parking
- Grade II listed
- Separate kitchen and utility room
- Superb location close to the city centre and railway station

31 Highsett is a spacious and well-presented duplex apartment, which occupies the first and second (top) floors of a sought-after, Grade II Listed gated development, which was built around 1959. The property is conveniently situated between Hills Road and Tenison Avenue, within walking distance from the city centre, railway station (less than 10 minutes walking), and many other amenities.

The entrance hall has stairs to the second floor with storage under and a separate cloaks store. There are two bedrooms, both of which are double in size, with the main bedroom including fitted wardrobes. Stylishly refitted, the shower room is predominantly tiled and includes a walk-in shower, vanity wash basin unit, WC and a heated towel rail.

On the second floor, there is an impressive living/dining room, which is spacious, bright and airy and has access to a southeasterly balcony overlooking the communal gardens. Off the living space, the kitchen has a range of fitted base and wall units, an integrated oven and electric hob, plumbing for a dishwasher and access to a utility room, which has plumbing for a washing machine and space for further appliances.

Outside, secure electric gates provide vehicular access to the development. The property benefits from an allocated garage, which is underneath the apartment and has power connected. There is further residents parking available and delightful communal gardens, including 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 1950's.

The development is conveniently situated between Hills Road and Tenison Avenue, within walking or cycling distance of the city centre, railway station (less than 10 minutes walking), 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 share of freehold.

Lease is 999 years with 932 years remaining.

Service charge is £2,287.28 annually.

The vendor confirms that there is no annual Ground Rent on the property.

The garage is on a separate lease ending in 2958.

**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.





