

Radcliffe & Rust
Residential sales & lettings

Flat 11 Highsett, Cambridge CB2 1NX
Guide Price £400,000

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious two-bedroom first-floor apartment, perfectly positioned within the highly regarded Highsett development situated off Hills Road, Cambridge. This sought-after private development is known for its striking mid-century architectural design, peaceful setting, and beautifully maintained communal gardens. Highsett enjoys an enviable location close to Cambridge railway station, the city centre, and Addenbrooke's Hospital. The area is surrounded by excellent local amenities including the University Botanic Gardens, cafés, restaurants, and independent shops, along with superb transport connections via the M11 and A14, making this an ideal home for professionals, commuters, or those seeking a peaceful base in the heart of Cambridge.

Upon entering the apartment, you are greeted by a bright and welcoming entrance hall, which offers useful storage. The living and dining room is a generous, light-filled space with wide picture windows overlooking mature greenery, providing a peaceful backdrop. This versatile area comfortably accommodates both lounge and dining furniture, creating a warm and inviting space ideal for relaxing or entertaining.

The kitchen is conveniently located just off the living area, allowing for a natural flow between the two spaces. It enjoys a pleasant outlook across the development's communal grounds and is fitted with a range of wall and base units, work surfaces, and space for freestanding appliances — offering practicality with plenty of potential for personal modernisation.

There are two well-proportioned bedrooms, both fully carpeted and benefitting from built-in storage. The principal bedroom overlooks Hills Road to the front, providing a bright and open outlook, while the second bedroom enjoys views across the attractive communal gardens to the rear, offering a serene setting. Both rooms provide excellent flexibility for use as double bedrooms, guest accommodation, or a home office.

The bathroom is fitted with a white suite comprising a bath with shower over, WC, and wash basin, complemented by tiled walls, a heated towel rail, and a large window allowing in plenty of natural light.

The hallway, which connects the bedrooms and bathroom, includes additional built-in storage areas, providing convenient space for linens, coats, or general household items.

Externally, the Highsett development is a hidden gem, offering residents access to beautifully landscaped communal gardens complete with a central water feature and mature trees, creating a tranquil oasis moments from the city centre. The property also benefits from a single storage cupboard within a secure block, residents' parking, and bike storage facilities.

Overall, this is a wonderful opportunity to acquire a characterful and conveniently located home that perfectly encapsulates the charm of Cambridge living.

Please call us on 01223 307898 to arrange a viewing and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure: Leasehold - 933 years remaining on the lease
Council Tax: Band C
Chain details: No onward chain
Service Charge: £2,268 per annum
Ground rent is "one red rose at Michaelmas (if demanded)



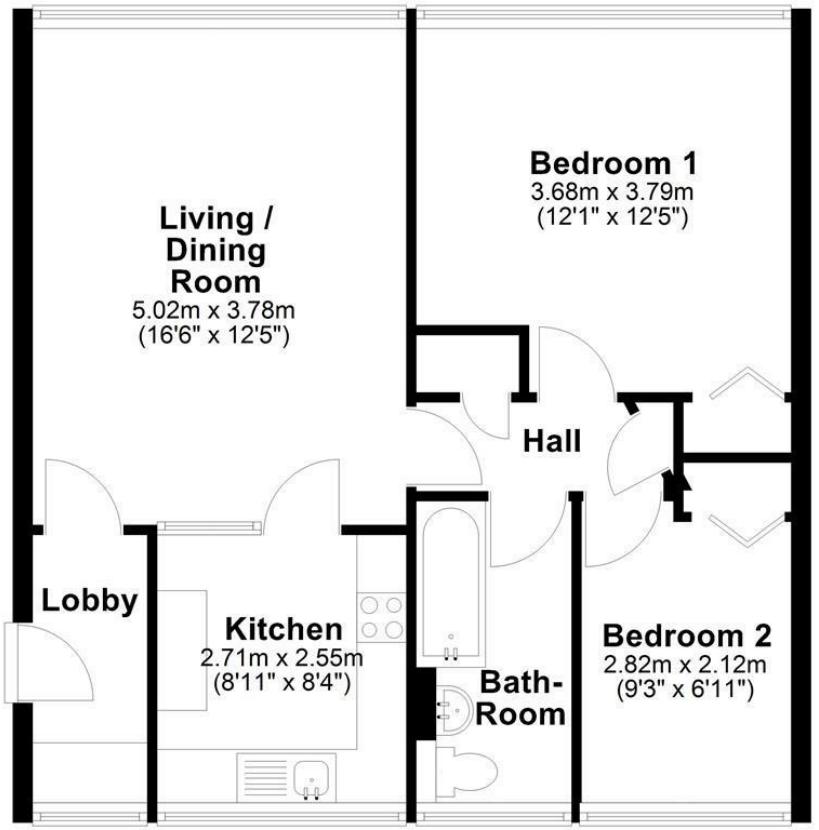






Floor Plan

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.








HIGHSETT