



Highsett, Cambridge, CB2 1NZ

**CHEFFINS**



## Highsett

Cambridge,  
CB2 1NZ

A rare opportunity to purchase a three storey townhouse, located within this award-winning, central city, 1960s development with attractive communal grounds, parking and garage.

4 1 2

**Guide Price £850,000**





## LOCATION

Highsett is a small estate, hidden between Hills Road , Lyndewode Road and Tenison Avenue in a prime Cambridge location with attractive and well-planned communal grounds. It is within a short walking distance of Cambridge rail station and within a mile of the historic city centre. The property was built in 1964 by the renowned Span Developments in phase 3 of an estate including 48 houses and 37 flats. Highsett flats are Grade II listed and phase 3 won the RIBA Gold award in 1966.



## SECONDARY DOUBLE GLAZED ENTRANCE DOOR

leading into:

### ENTRANCE HALL

with double panelled radiator.

### CLOAKROOM

with white low level w.c., wash hand basin with tiling to splashbacks, electric heater, frosted window to the front.

### RECEPTION HALLWAY

with staircase rising to the first floor with natural timber handrail, painted newel posts and storage cupboard below, coats cupboard and further storage cupboard.

### LIVING/DINING ROOM

with understairs shelved storage cupboard, fitted adjustable book shelving, fan assisted radiator, secondary double glazed windows to the rear and secondary double glazed door leading to outside.

### KITCHEN

fitted with a range of timber fronted units to base and eye level, storage cupboards with drawers, rolltop working surfaces, single drainer stainless steel sink unit with mixer tap, freestanding gas cooker, washing machine, dishwasher, radiator, part secondary double glazed windows to the front.

## ON THE FIRST FLOOR

### SITTING ROOM

secondary double glazed windows, fan assisted radiator.

### LANDING

shelved airing cupboard, further storage cupboard.

## BEDROOM 2

fitted wardrobe cupboards and drawers, double panelled radiator, secondary double glazed windows to the side and rear.

### CLOAKROOM

with white suite comprising low level dual flush w.c., wash hand basin with mixer tap and tiling to splashbacks, wall mounted Ideal Icos gas fired boiler providing domestic hot water and central heating system, wall mounted electric heater, secondary double glazed frosted window to the front.

## ON THE SECOND FLOOR

### LANDING

shelved storage cupboard, further storage cupboard.

### BEDROOM 1

fitted double wardrobe cupboard, radiator, secondary double glazed sash windows to the front.

### BEDROOM 3

picture rail, wardrobe with hanging rail and storage cupboard above, radiator and a pair of secondary double glazed windows.

### BEDROOM 4

with wardrobe cupboard with hanging rail, further shelved storage cupboard, radiator and secondary double glazed window to the rear.

### BATHROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with storage cupboard below and panelled bath with Mira shower unit above and glazed

extending shower screen, tiled walls, ceiling with inset downlighters, shaver point, radiator, secondary double glazed and frosted window to the front.

## OUTSIDE

Front garden principally paved, flowering and shrub bed, bin storage recess, outside light.

Enclosed walled rear garden with gated access to the rear, brick built store, principally paved with flowering and shrub borders.

## COMMUNAL GROUNDS

Highsett is set within its own delightful established communal grounds with gated vehicular and pedestrian access from Hills Road as well as open access from Tenison Avenue.

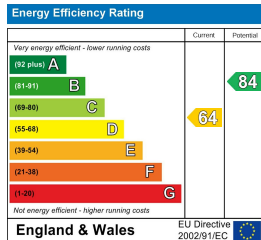
## AGENTS' NOTE

The property is FREEHOLD and the estate is managed by Saint Andrews Bureau. Highsett house-owners each own a share in the Highsett House Residents Society Ltd. The residents elect a committee from their own number, which oversees the day-to-day running of the estate. The communal maintenance fee (at present £500/quarter) covers: management fee for SAB, maintenance of trees and gardens, cleaning of windows, roofs and gutters, outside works on the communal areas including exterior painting of woodwork on houses and garages at regular intervals. Arrangements are reviewed yearly at the AGM. The garage is LEASEHOLD, for further information, please see link: <http://highsett.co.uk/>









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Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge

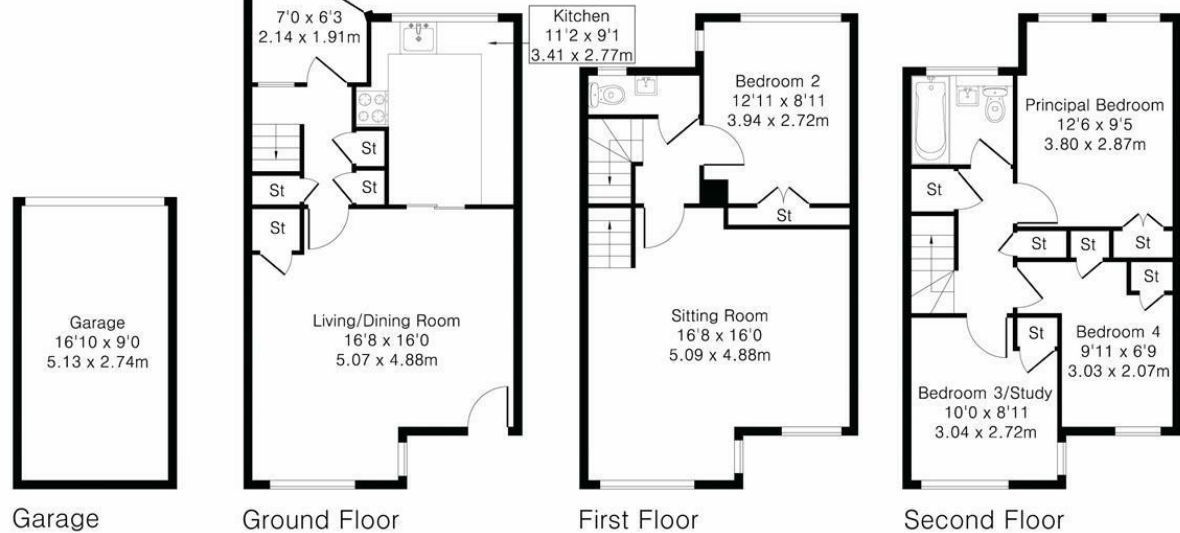
## Approximate Gross Internal Area 1268 sq ft - 117 sq m

Ground Floor Area 462 sq ft - 43 sq m

First Floor Area 403 sq ft - 37 sq m

Second Floor Area 403 sq ft - 37 sq m

Garage Area 151 sq ft - 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

