



Highsett, Cambridge, CB2 1NZ

**CHEFFINS**



## Highsett

Cambridge,  
CB2 1NZ

A rare opportunity to acquire a three-storey townhouse, superbly positioned within this award-winning central city development dating from the 1960s. The property forms part of a thoughtfully designed scheme renowned for its distinctive architectural style, landscaped communal grounds and sense of community. Offering well-planned accommodation arranged over three floors, the house is further complemented by the benefit of residents' parking, all within easy reach of the historic city centre, the River Cam, and a wide range of local amenities.

3 2 1

**Guide Price £700,000**





## LOCATION

Highsett is a discreet and highly regarded estate, tucked away between Hills Road, Lyndewode Road and Tenison Avenue, in one of Cambridge's prime residential locations. Set within attractively landscaped and carefully planned communal grounds, the development enjoys an enviable balance of privacy and convenience, being only a short walk from Cambridge railway station, Botanical Gardens and less than a mile from the historic city centre. Constructed in 1964 by the renowned Span Developments as part of Phase 3 of the scheme, the estate comprises 48 houses and 37 flats. The flats themselves are Grade II listed in recognition of their architectural significance, while Phase 3 was awarded the prestigious RIBA Gold Medal in 1966, a testament to the innovative design and enduring quality of the development. Highsett remains a celebrated example of mid-20th century modernist architecture, offering both historical importance and a desirable setting for contemporary living.



## PANELLED GLAZED ENTRANCE DOOR

leading into:

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with timber work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side with tiled splashback, integrated 4 ring gas hob with tiled splashback, integrated oven beneath, integrated and concealed dishwasher, cupboard housing space for fridge/freezer, washing machine and further storage cupboard, larder pantry store, further pantry store with fitted shelving, tiled effect flooring, double panelled radiator, set of sealed unit double glazed windows overlooking front aspect, panelled glazed internal door leading into:

## INNER HALLWAY

with stairs rising to first floor accommodation, further understairs storage cupboard, tile effect flooring, radiator, panelled glazed door leading out onto garden, panelled doors leading into respective rooms.

## SHOWER ROOM

comprising a three piece suite, shower cubicle with wall mounted electric Powershower accessed via glazed sliding door, low level w.c., with concealed dual hand flush, wash hand basin, tiled splashback, wall mounted lighting, wall mounted mirror, heated towel rail, tile effect flooring, extractor fan, window fitted with privacy glass out onto rear aspect.

## STUDY/BEDROOM 3

with radiator, full height window overlooking garden.

## ON THE FIRST FLOOR

### SITTING ROOM

with stairs rising to second floor accommodation, double panelled radiator, windows to front and full height double glazed windows to rear aspect, access door onto flat roof for maintenance.

## ON THE SECOND FLOOR

### BEDROOM 1

with vaulted ceilings, a wealth of built-in wardrobes fitted with railings and shelving, radiator, sash window overlooking garden.

### BEDROOM 2

with part vaulted ceiling, wealth of built-in wardrobes fitted with railings and shelving, one wardrobe housing wall mounted Worcester gas fired boiler providing hot water and heating for the property, radiator, units to front aspect.

### LANDING

with doors leading into respective rooms, part vaulted ceiling, window to rear aspect.

### FAMILY BATHROOM

comprising a three piece suite with panelled bath, hot and cold mixer bath tap, shower head attachment, low level w.c., wash hand basin with separate hot and cold taps, decorative tiled surround, tiled upstand, wall mounted lighting, tiled effect flooring, double

panelled radiator, part vaulted ceiling, skylight to rear aspect.

## OUTSIDE

To the rear of the property is a private garden principally paved led directly off the Inner Hallway with a handful of mature shrubs and plants, enclosed by fencing on either side and a brick wall to the rear with a timber access gate leading out onto the rest of the development. The property benefits from being surrounded by a number of mature trees adding to the sense of seclusion and privacy.

## COMMUNAL GROUNDS

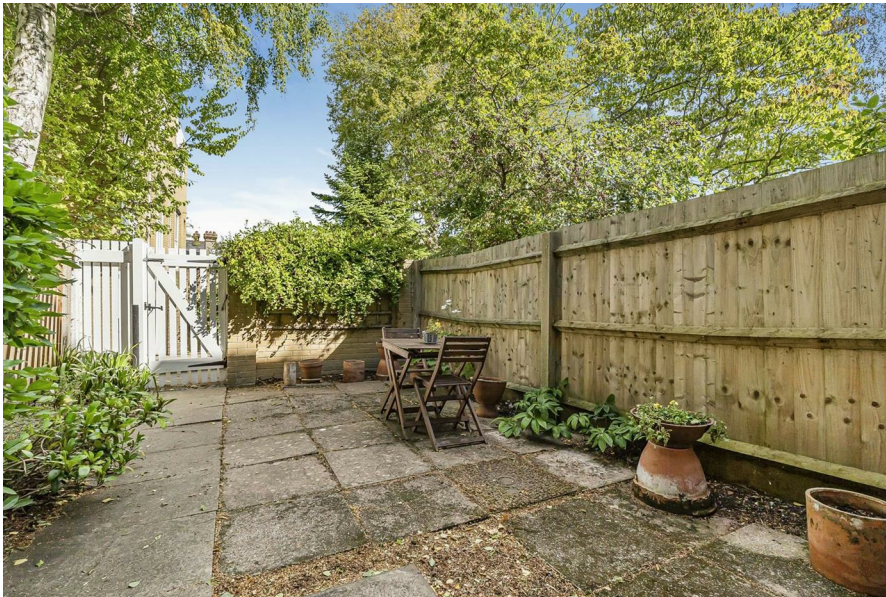
Highsett is set within its own delightful established communal grounds with gated vehicular and pedestrian access from Hills Road as well as access from Tenison Avenue.

## 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.









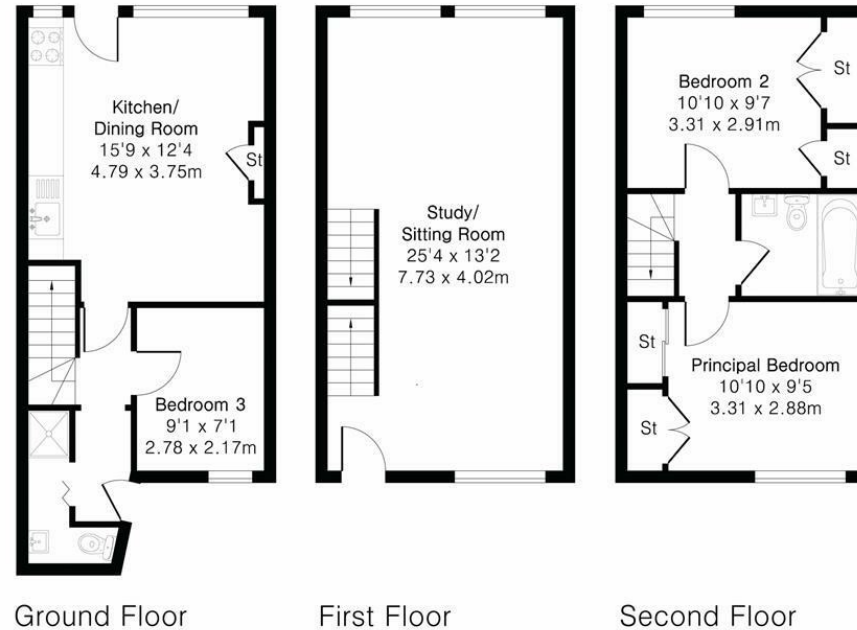


## Approximate Gross Internal Area 1030 sq ft - 96 sq m

Ground Floor Area 362 sq ft – 34 sq m

First Floor Area 334 sq ft – 31 sq m

Second Floor Area 334 sq ft – 31 sq m



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (62 plus) A                                 |         |           |
| (51-61) B                                   |         |           |
| (39-50) C                                   |         |           |
| (15-48) D                                   |         |           |
| (10-34) E                                   |         |           |
| (1-38) F                                    |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

Guide Price £700,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.