



Brackenbury Manor Kay Hitch Way, Histon Cambridge CB24 9YY



welcome to

Brackenbury Manor Kay Hitch Way, Histon Cambridge

A first floor recently decorated two bedroom retirement flat with an ensuite and bathroom offering modern smart accommodation in this superb purpose built development just north of Cambridge - available with the distinct advantage of vacant possession and no upward sales chain.

Communal Front Door

Passes the managers office with both stairs and lifts accessing the first floor.

Entrance Hall

A broad hallway with built in airing cupboard housing the hot water cylinder, and second shelved and hanging wardrobe, secure front main door controls, doors to all principal rooms.

Lounge Diner

With feature electric fireplace and surround with a marble hearth, double doors, with raised windows either side, open to a Juliet balcony overlooking the main entrance and electric gates while allowing for a flow of fresh air on a warm day.

Kitchen Breakfast Room

The larger design of all the two bedroom flats here with a good number of high and low level cupboard units with an integral electric hob and extractor fan, oven, concealed fridge and freezer, washer dryer, gas fired boiler, mosaic splash back tiling, kick board heater, space for table and two chairs, window with electric opening to the front.

Master Bedroom

New carpet and triple built in wardrobe.

En Suite Shower Room

Again new carpet with a white suite comprising a full tiled shower, WC, wash hand basin, splash back tiling to lower walls, mirror and light fittings, extractor fan, spot lights.

Bedroom 2.

A versatile room able to accommodate a double bed.

Bathroom

A white suite, matching the ensuite, comprising a panelled bath, WC, wash hand basin, splash back tiling to lower walls, mirror and light fittings, extractor fan, spot lights.

Communal Gardens.

A gated community set with well kept gardens with patio, seating, pathway, bin storage and communal parking.

Leasehold Details

999 years from 31st March 2007 with 984 years remaining

Annual ground rent is around £380

Monthly service charge: £352.74

Manager on site Monday to Friday 9.00 – 5.00pm

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- Two bedroom retirement flat
- Master bedroom with ensuite shower room.
- Lounge diner with fireplace and Juliet balcony.
- Just decorated and part new carpets.
- Available to those 55 years old, plus.

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4233.00

Ground Rent: 380.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£290,000



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Property Ref:
HIS100022 - 0006

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