



Brackenbury Manor Kay Hitch Way, Histon Cambridge CB24 9YY

welcome to

Brackenbury Manor Kay Hitch Way, Histon Cambridge

A smart first floor one bedroom retirement flat with a fully integrated kitchen, shower room and a generous double bedroom within this popular purpose built development overlooking landscaped gardens with parking and a Monday to Friday onsite management service.

Location

Histon is justifiably one of the most sought after villages near the city just three miles from the actual centre, yet pleasantly located close to open countryside. The Cambridge by-pass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaureate, providing educational and recreational facilities for all the community.

Communal Entrance Hall

manager's office with both stairs and lifts accessing the first and second floors. Access to the communal living room and guest suite.

Entrance Hall

A spacious hallway with security entry system for the front main door, walk in storage room with shelving - ideal for the Hoover, ironing board etc. Doors to:-

Living Room

with feature electric fireplace and surround, double doors open to the rear with a Juliet balcony, directly overlooking the communal grounds while allowing for the flow of air through the flat on a warm day, wall mounted light fittings. T.V and telephone points. Door to:-

Kitchen

comprising of a range of top and base units with roll top work surfaces over. Electric hob and extractor fan. Electric oven, concealed fridge and freezer. Integrated washer dryer. Gas boiler. Mosaic splash back tiling. One and a half bowl sink unit in front of double glazed window to rear aspect with electric opening. Kick board heater.

Double Bedroom

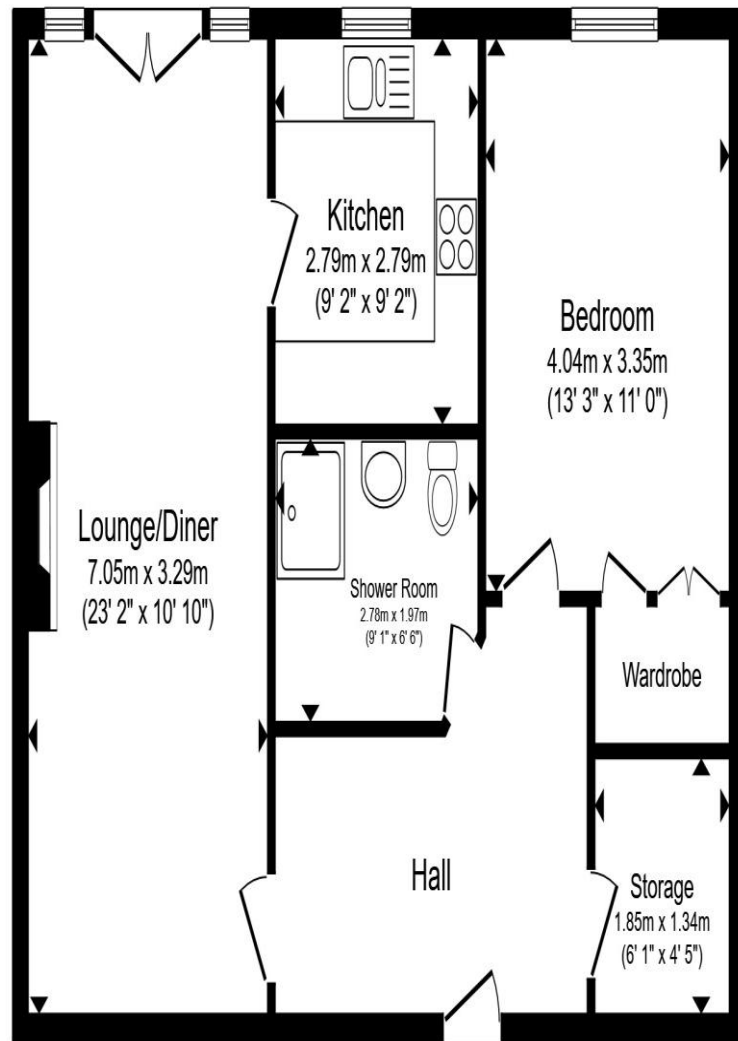
a good size double room with triple built in shelved and hanging wardrobes with double glazed window to rear aspect and private outlook over the gardens.

Shower Room

previously a bathroom but since adapted with a part tiled shower cubicle, WC, pedestal wash hand basin, fully tiled walls, vinyl flooring, mirror fronted cabinet, wall mounted light fitting, shaver socket and extractor fan.

Communal Gardens

a gated community set within well-kept gardens laid mainly to lawn with trees, shrubs and borders along with a patio and seating area.



Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

**Brackenbury Manor Kay Hitch Way,
Histon Cambridge**

- Spacious double bedroom with built in wardrobes
- Lounge/Dining Room with fireplace and Juliet balcony
- Gas central heating and uPVC double glazing
- First Floor Apartment with lift access
- Secure electric gated grounds with ample parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£230,000



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Property Ref:
HIS100341 - 0005

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