



Brackenbury Manor Kay Hitch Way, Histon Cambridge CB24 9YY



welcome to

Brackenbury Manor Kay Hitch Way, Histon Cambridge

A first floor two bedroom retirement apartment 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.

Communal Entrance Hall

passes the managers 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 built in airing cupboard housing the hot water cylinder, and storage cupboard, security entry system, doors to:-

Living Room

with feature fireplace and surround, French doors, with double glazed windows either side, opening out to a Juliet balcony overlooking the communal gardens and patio area while allowing for a flow of fresh air on a warm day.

Kitchen

comprising of a range of top and base units with work surfaces over. An integral electric hob and extractor fan, electric oven, integrated fridge and freezer, single drainer sink, integrated washing machine and dishwasher, wall mounted gas fired boiler, splash back tiling, kick board heater, breakfast bar, double glazed window with electric opening.

Master Bedroom

with double glazed window. Radiator. A range of built in wardrobes. Door to:-

En-Suite Shower

with a white suite comprising of a shower cubicle, WC. Wash hand basin. Heated towel rail. Extractor fan. In set spot lighting.

Bedroom 2

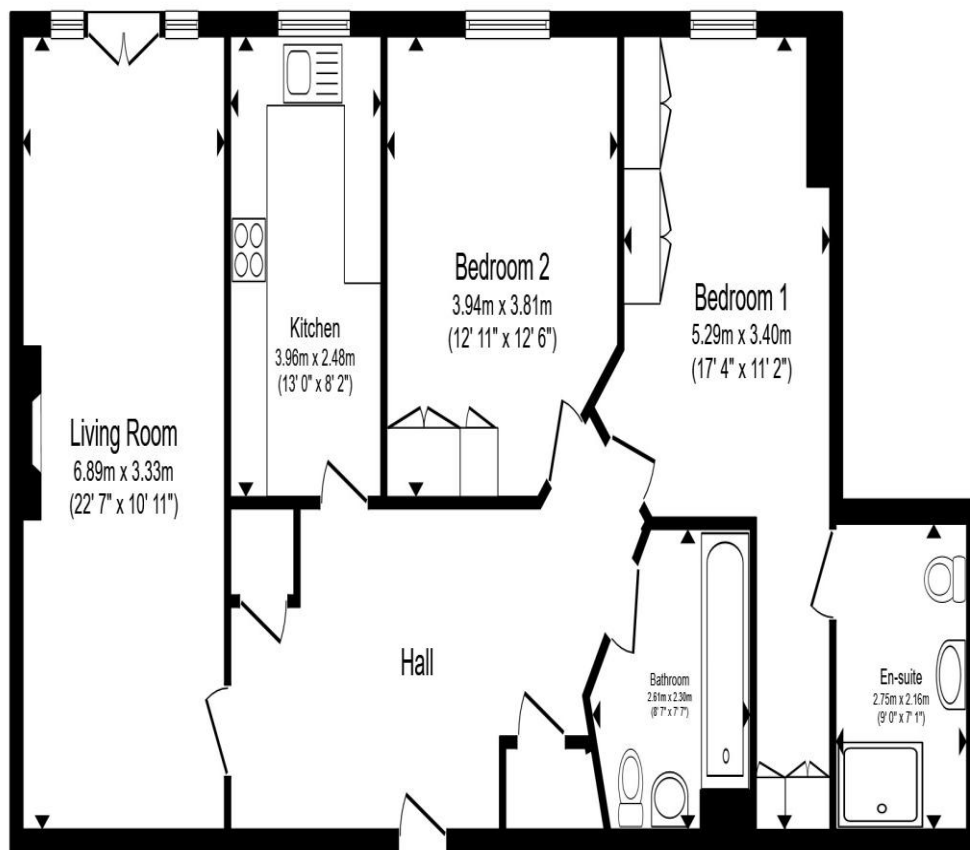
a versatile room with double glazed window to rear aspect able to accommodate a double bed. Radiator. Built in wardrobes.

Bathroom

comprising of a white suite with a panelled bath. WC. Wash hand basin. Extractor fan. Inset spot lighting. Heated towel rail.

Outside

this gated community is set with well kept gardens laid mainly to lawn with trees, shrubs and borders and a large patio area with table and chairs. There is a bin storage area and communal parking on a first come first served basis.



Total floor area 97.8 m² (1,052 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

- Retirement First Floor Apartment
- Two Double Bedrooms
- Master with En-Suite
- Living Room
- Kitchen

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 4233.00

Ground Rent: 380.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



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Property Ref:
HIS100320 - 0008

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