



# Salisbury Place

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A recently updated one bedroom first floor retirement apartment with on-site warden in a pleasant modern development close to the centre of Trumpington.

Guide Price:  
£115,000

Salisbury Place, Trumpington,  
CB2 9ST



Salisbury Place is nicely tucked-away within walking distance of the village centre and adjoins the local primary school.

The development is specifically for those over 55 years old who work 16 hours or fewer a week and is run by Metropolitan Housing Association. This means it is a pleasant, peaceful place to live and benefits from a part time on-site warden paid for as part of the service charge that is currently about £144 per month. This also includes maintenance of the leafy communal gardens that surround the development and the free use of the laundry.

The flat is on the first floor and has a sitting room, re-fitted kitchen/breakfast room, double bedroom and new fitted quality bathroom. It has good storage space including a generous cupboard on the communal landing and there is gas fired central heating to radiators and double-glazed windows.

There are residents parking spaces and space for visitors around the site and on neighbouring Monkswell.

The lease has around 68 years left to run and there is a ground rent of just £25 per year.





44 sqm / 476 sqft

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Leasehold

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First floor flat

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1 bed, 1 bath, 1 recep

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Residents' parking

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1983

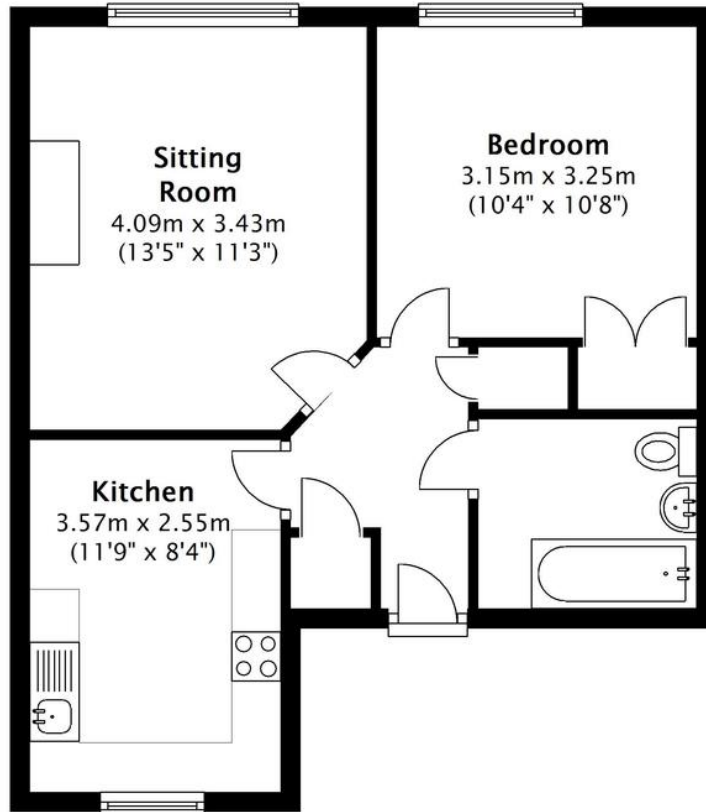
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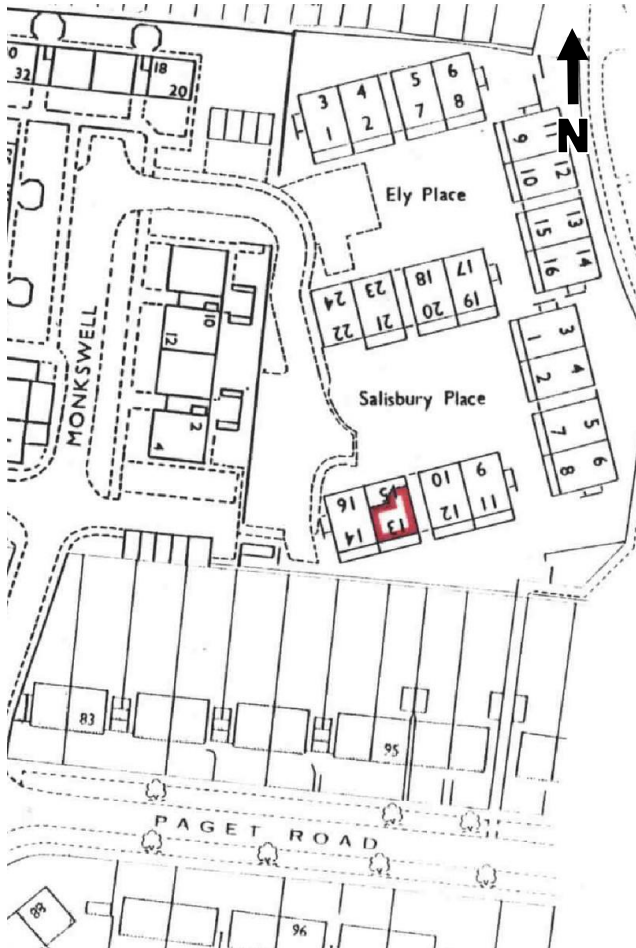
EPC - C / 71

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Council tax band - A

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Trumpington is a thriving, fast growing part of the City that still manages to retain its village identity and sense of community.

It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the City by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The City's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has two primary schools with a brand new state-of-the-art secondary school opening in 2016 which will also bring excellent sporting facilities. A number of Private schools are within cycling distance.

There are also various restaurants, pubs, shops, a post office, barbers, surgery, chemist, Waitrose supermarket and two new country parks.

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