

COOKE
& CURTIS
CO



Addenbrookes Road

+44 (0) 1223 508050

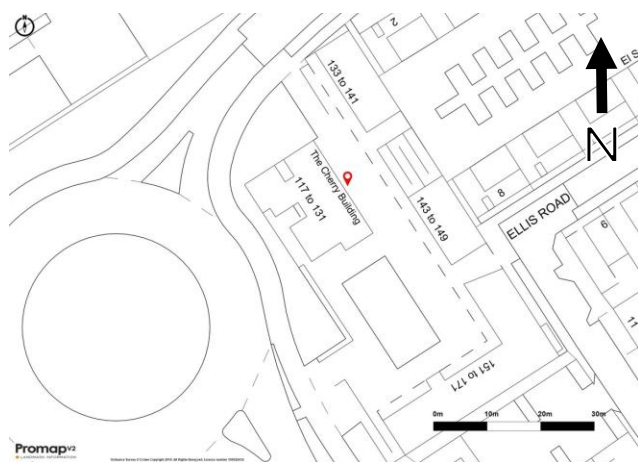
hello@cookecurtis.co.uk

www.cookecurtis.co.uk

An immaculate second floor apartment located on the edge of this favourable development with two double bedrooms, winter garden and secure gated parking area with allocated carport. Available with no chain.

Guide Price:
£399,950

Addenbrookes Road, Trumpington, Cambridge, CB2 9BA



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

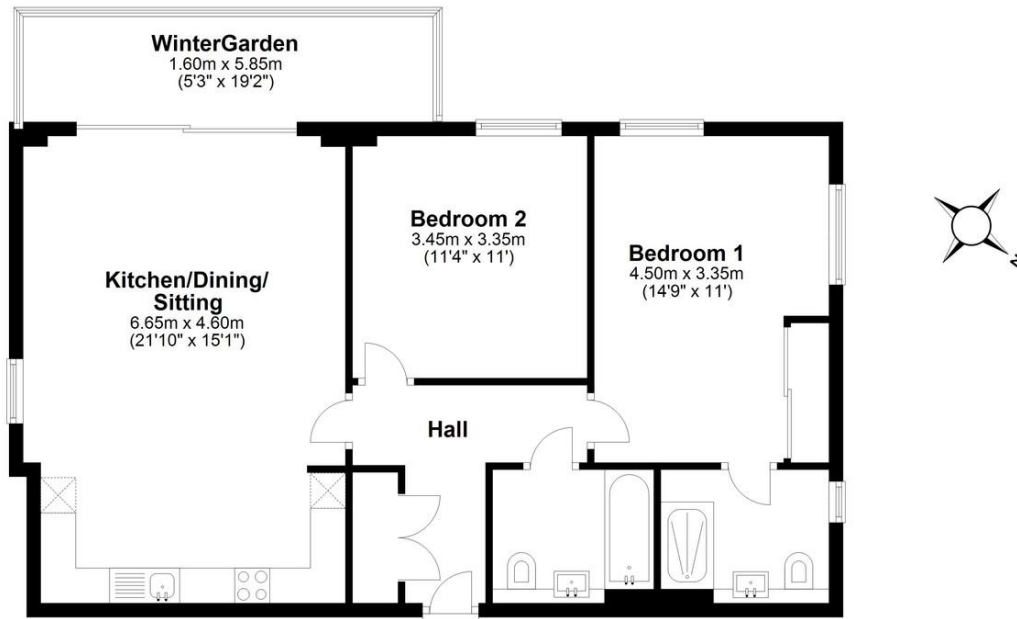
It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway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

The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it, excellent sporting facilities including a private members' gym. A number of Private Schools are within cycling distance.

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

Second Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 75.6 sq. metres (813.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



The Cherry Building forms part of the Abode development and is approached from Addenbrooke's Road and the apartment's views are to the front overlooking the communal grounds and the avenue. The apartment is particularly light with the open plan living space enjoying a dual aspect along with the master bedroom.

The building benefits from a secure entrance with stairs and a lift serving each floor, secure gated parking to the rear with allocated carport, secure communal cycle store, bin storage area and mature communal grounds.

The entrance hall is central to the property and is fitted with a useful double storage cupboard. Having dual aspects, the open plan living space is flooded with natural light. Sliding patio doors to the front, lead to the winter garden, an enclosed outdoor space offering additional flexible living space and enjoying South-Western aspect. The kitchen is fitted to a high specification with white high gloss handleless range of wall and base level units with ample work surfaces and integrated Smeg appliances.

There are two double bedrooms, the master has a fitted double wardrobe with sliding mirror fronted doors and en-suite shower room with modern three-piece suite. The main bathroom again has a three-piece suite with a mixer shower over the bath.

The property also benefits from underfloor heating.

Leasehold: The lease is 250 years from 2013. Ground rent is £250 PA paid half yearly and the service charge is a round £2300 PA.



75 sqm / 813 sqft

Carport, secure parking

Second Floor Apartment

2013

Abode Development

EPC - B / 85

2 beds, 1 recep, 2 bath

Council tax band - C

