



Hawkey Road

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An immaculately presented second-floor apartment with wrap-around balcony and undercroft parking. The property is situated on a popular development, nicely set back from Long Road.

Guide Price:
£405,500

Hawkey Road, Trumpington,
CB2 9ET



This well-positioned and beautifully presented second floor apartment overlooks a park and enjoys a peaceful position set nicely back from Long Road.

There is a communal entrance which has a lift and stairs leading to the various floors. There is also access to an undercroft parking area and secure bike store to the right-hand side of the main entrance.

The accommodation briefly comprises a large entrance hall with built-in cupboards and space for coats and footwear. There is a striking open-plan kitchen / dining / sitting room which benefits from a dual aspect and gives access to a large wrap-around balcony. The kitchen has been fitted with a stylish range of units and includes a comprehensive range of integrated appliances.

There are 2 double bedrooms, the main bedroom including built-in sliding wardrobes and an en suite shower room. The bathroom has been fitted with a modern suite and is complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside there are plenty of open spaces, plus a gym which is a stone's throw from the building.

There is a current service charge of about £1961 per annum and the lease has around 247 years remaining. This is a superb apartment and a viewing is highly recommended.







75 sqm / 809 sqft

Leasehold

Second floor apartment

2 bed, 1 recep, 2 bath

undercroft parking

2017

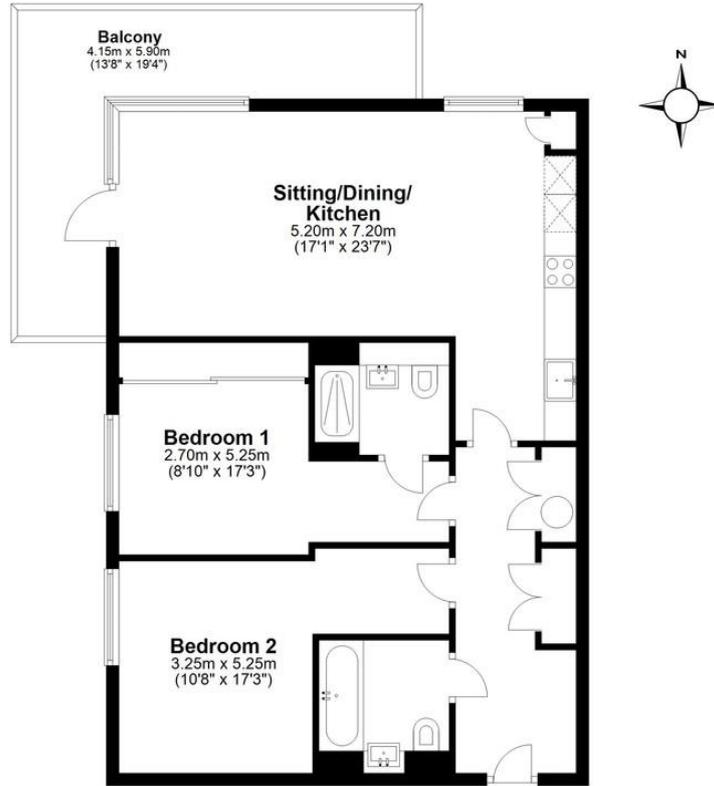
EPC - B / 87

Council tax band – C



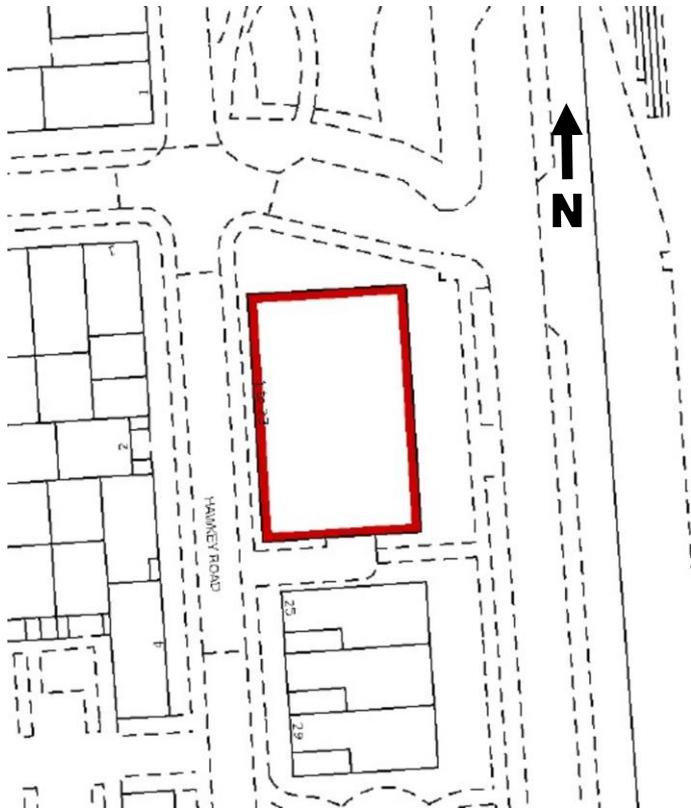
Second Floor

Approx. 75.2 sq. metres (809.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 sq. feet)

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



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. This property 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 three primary schools and a state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus.

Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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