



Salisbury Place

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A rarely available 2 bedroom, ground floor maisonette, enjoying a south-facing corner position on the edge of this well-maintained over-55s development. The property is for sale with no onward chain.

Guide Price:
£145,000

Salisbury Place, Cambridge,
CB2 9ST



This 2 bedroom ground-floor maisonette is nicely tucked away on the southern corner of this popular development, within walking distance of Trumpington centre. Salisbury Place is specifically for those over 55 years old who work 16 hours or fewer a week.

Benefits of the development include a part-time warden, buildings insurance and maintenance of the grounds, this comes at a cost of around £1,740 per annum including the ground rent.

The maisonette is ground floor, enjoys southerly aspects and a delightful corner position overlooking its communal gardens. It has its own front door and a small, private garden. Inside there are 2 double bedrooms, both include built-in wardrobes. The kitchen has been fitted with a range of units and includes a freestanding gas cooker. There is a good sized living room with a feature electric fire and nice views over the gardens. Completing the accommodation is a bathroom, which has been finished with a three-piece suite.

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

The lease has about 67 years remaining.

IMPORTANT NOTE: Some apartments in the area are shared ownership. This one is not and therefore the price is for 100% of the leasehold.







63 sqm / 682 sqft

Leasehold

Ground floor maisonette

2 bed, 1 recep, 1 bath

Parking area

1988

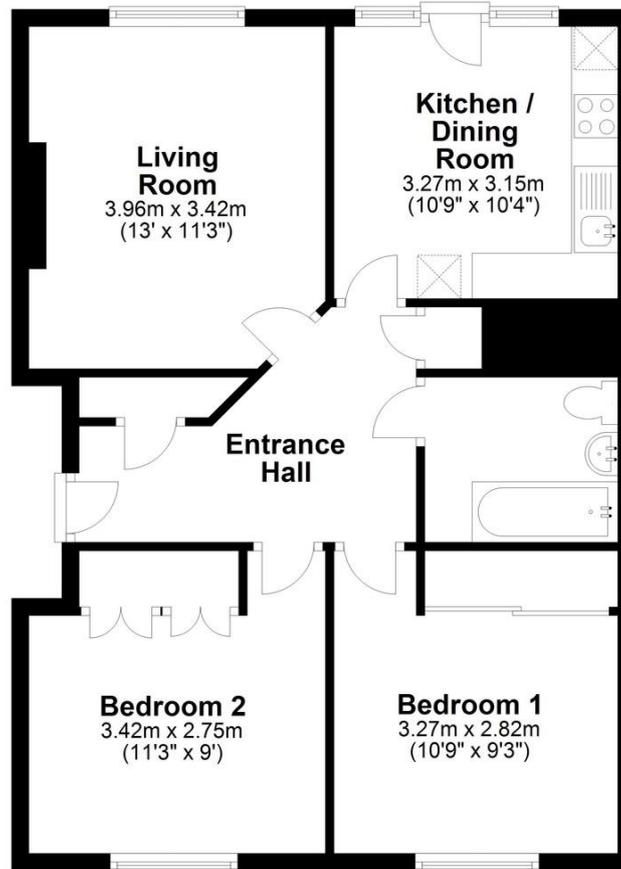
EPC - C / 73

Council tax band - B



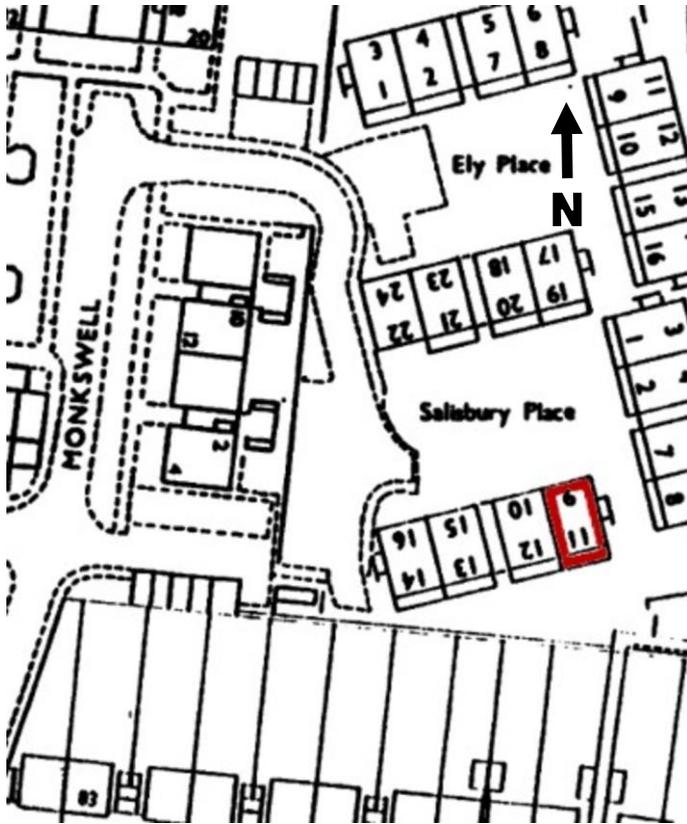
Floor Plan

Approx. 63.4 sq. metres (682.7 sq. feet)



Total area: approx. 63.4 sq. metres (682.7 sq. feet)

Drawings are for guidance only
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.

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 three primary schools and a brand new 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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