



49 sqm / 529 sqft

Allocated parking

Leasehold (93 years)

2015

Second floor apartment

EPC - B / 87

1 bed, 1 recep, 1 bath

Council tax band - B

Austin Drive

A modern apartment with allocated parking and a south-west facing balcony. The property is within striking distance of Addenbrooke's, the M11/A10 road networks and is for sale with the benefit of no onward chain.



Guide Price
£266,000



This modern second-floor apartment is conveniently positioned just back from Addenbrooke's Road and is within easy reach of the city centre. The property is presented to a high standard and has been well cared for since it was purchased in 2015.

The entrance hall has two built-in storage cupboards and access to the bathroom, which has been finished with a modern white suite, complemented by attractive tiling and inset spotlights. The living space is light and leads to a lovely south-west facing balcony. The kitchen has been fitted with a stylish range of base and eye level units; integrated appliances include a fridge / freezer, oven and hob with extractor over. There is a large store off from the entrance hall which couples as a utility area with space and plumbing for a washing machine.

The bedroom is a good sized double and including built-in sliding mirrored wardrobes.

Outside, the property benefits from an allocated parking space. There are various green areas nearby including a playpark and a cycle path a stones' throw from the property. There is a large communal bike store and bin area.

The property has a service charge of around £550 per annum. We understand there is no ground rent and the lease has 93 years remaining.

The property is for sale with no chain.



Second Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



Total area: approx. 49.2 sq. metres (529.2 sq. feet)

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

Total area:
Approx. 49 sqm
(529 sqft)



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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