



HAWKEY ROAD, TRUMPINGTON, CAMBRIDGE, CB2 9ET

- Cambridge City Centre 2.5 miles
- Cambridge Railway Station 2.5 miles
- Addenbrooke's Hospital 1.5 miles
- Trumpington Park and Ride 1.5 miles

2 Double bedrooms · 1 Reception room with open-plan kitchen · 2 Bathrooms (one en-suite) · Large balcony · Secure allocated residents' parking · Lift & stair access · Communal gardens & grounds · EPC rating B

DESCRIPTION

Upon entering, you'll be greeted by a stylish and well-maintained living space. The open-plan design seamlessly connects the living room and kitchen, creating an inviting atmosphere. The living room is bathed in natural light, providing a welcoming space for relaxation and entertainment.

The modern kitchen is fully equipped with up-to-date appliances, ample counter space, and storage. The two bedrooms in this apartment are designed with your comfort in mind. They feature large windows, providing plenty of natural light, and one equipped with spacious wardrobe. This apartment boasts secure allocated parking, offering peace of mind and convenience for residents with vehicles. Additionally, the development provides a safe and pleasant living environment.

OUTSIDE

The property has the added benefit of a large balcony with far-reaching views and secure allocated parking. There is also use of pleasant communal gardens along with a bicycle.

INTRODUCING A WELL-PRESENTED TWO-BEDROOM, SECOND-FLOOR APARTMENT AVAILABLE FOR SALE IN A HIGHLY SOUGHT-AFTER DEVELOPMENT. SITUATED WITHIN WALKING DISTANCE OF ADDENBROOKES HOSPITAL AND A HOST OF LOCAL AMENITIES, THIS APARTMENT OFFERS BOTH CONVENIENCE AND COMFORT.



LOCATION

Exceptionally located for access into the Addenbrooke's campus, M11 and into the city by car, bus, guided bus, one of a few purpose-built cycle routes. The closest mainline station currently is Cambridge, which is less than 10 minutes cycle ride and offers access into London Kings Cross in 48 minutes. 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.

ADDITIONAL INFORMATION

Tenure: Leasehold with 239 years remaining

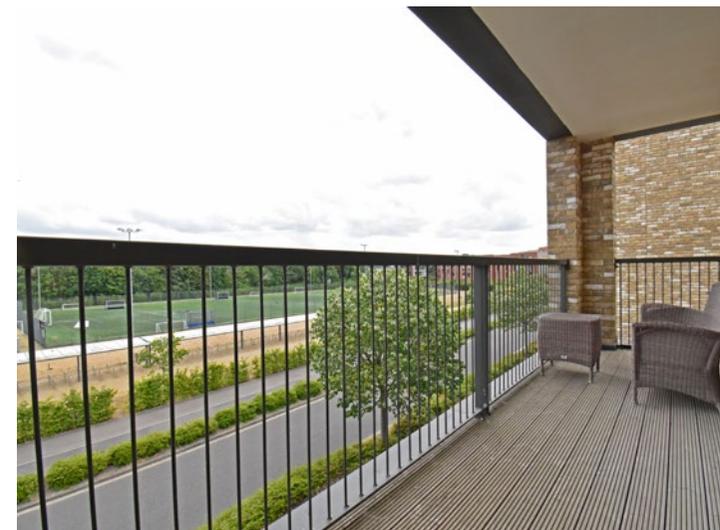
Ground Rent: Approx. £326 per annum

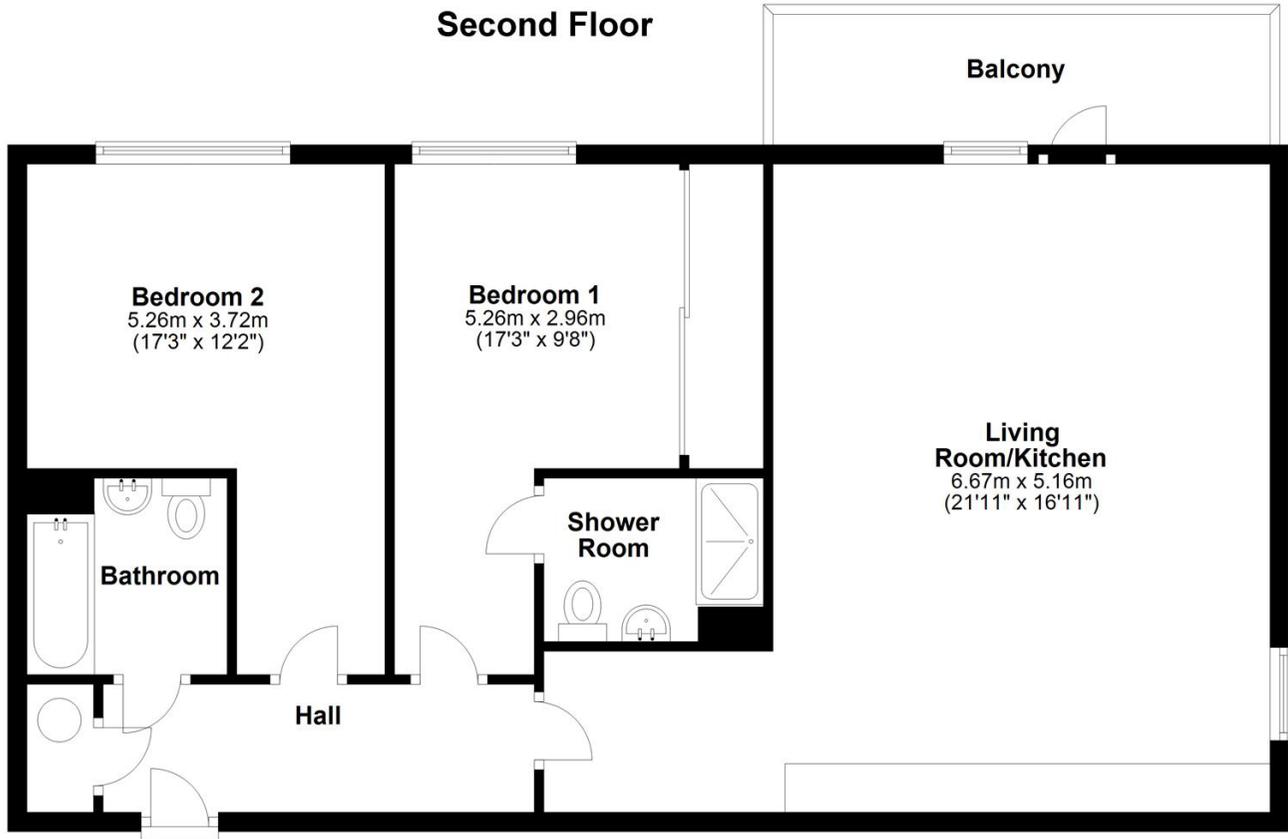
Service Charge: Approx. £1,920 per annum

Services: All mains services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330





Approx. gross internal floor area 86 sqm (925 sqft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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