Radcliffe & Rust
Residential sales & lettings

9 Hering Road, Cambridge CB2 9GW
Guide Price £375,000

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

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Radcliffe and Rust are delighted to offer, for sale, this well-positioned two bedroom second floor apartment located on Hering Road in the highly sought-after area of Trumpington, Cambridge. This location offers excellent connectivity, with Cambridge city centre approximately 3 miles away, easily accessible by cycle, bus or car. Addenbrooke's Hospital and the Cambridge Biomedical Campus are just 1.5 miles away, making it an ideal setting for medical professionals and commuters alike. Cambridge Train Station is around 2.5 miles from the property, providing direct links to London King's Cross and Liverpool Street, while the recently developed Cambridge South Station is also within close proximity. Trumpington itself benefits from a wide range of local amenities including supermarkets, cafes, schools and leisure facilities, as well as beautiful green spaces such as Trumpington Meadows and the nearby River Cam walks. With excellent access to the M11 (approx. 2 miles), this location perfectly balances convenience, connectivity and a desirable community setting.

Positioned within a modern, well-maintained development, the property benefits from both stair and lift access, an allocated undercroft parking space and access to attractive communal gardens. Offering bright, contemporary accommodation throughout, this home is ideal for first-time buyers, professionals or investors alike.

Upon entering the property, you are welcomed into a spacious and inviting hallway finished with wood-effect pine toned flooring, which immediately sets a warm and modern tone. The hallway is generously proportioned, providing ample space for freestanding furniture such as a console unit or coat and shoe storage, and also gives access to two large storage cupboards, ideal for neatly housing household items and essential systems.

The first room you reach is the impressive open plan kitchen, living and dining area. This light-filled space benefits from the continuation of the wood-effect flooring, enhancing the sense of flow and cohesion. Natural light floods the room via large glazed windows and a full-height glazed door leading to the balcony. The living area comfortably accommodates an L-shaped sofa arrangement along with a media unit and additional storage, while the dining area provides space for a table seating 4–6 people, making it perfect for both everyday living and entertaining guests.

The kitchen is stylishly designed with crisp white wall and base units, complemented by a contrasting dark wood-effect worktop. Arranged in a practical layout, it offers ample preparation and storage space. Integrated appliances include an electric hob, oven, stainless steel sink with drainer and fridge/freezer, alongside space for a freestanding washing machine or washer/dryer. The clean lines and neutral palette create a sleek and modern finish.

From the living space, you have direct access to the private balcony. Finished with dark grey decking and enclosed by contemporary metal railings, this outdoor area provides a peaceful spot to relax and enjoy warmer evenings, with pleasant views across the development.

Continuing down the hallway, you arrive at bedroom two. This is a well-proportioned double room, finished with soft grey carpeting, offering plenty of space for a bed, wardrobes and additional furniture, making it ideal as a guest room, home office or second bedroom.

Adjacent is bedroom one, the principal bedroom. Another generous double, also laid with grey carpet, this room offers ample space for freestanding storage and furnishings. With views in line with the balcony aspect, it benefits from a bright and airy feel, creating a comfortable and relaxing retreat.

At the end of the hallway is the family bathroom, finished in a contemporary grey and cream tiled design from floor to wall. The suite comprises a WC, hand basin, heated towel rail and a full-sized bath with glass shower screen and overhead shower. A large mirror above the basin enhances the sense of space and light, completing this modern and functional room.

Externally, the property further benefits from an allocated undercroft parking space accessed via an electric gate, providing both convenience and security. There is also secure bike storage within this area. Residents additionally have access to a beautifully maintained communal garden located on the first floor of the development, offering a tranquil shared outdoor space and fostering a pleasant community atmosphere.

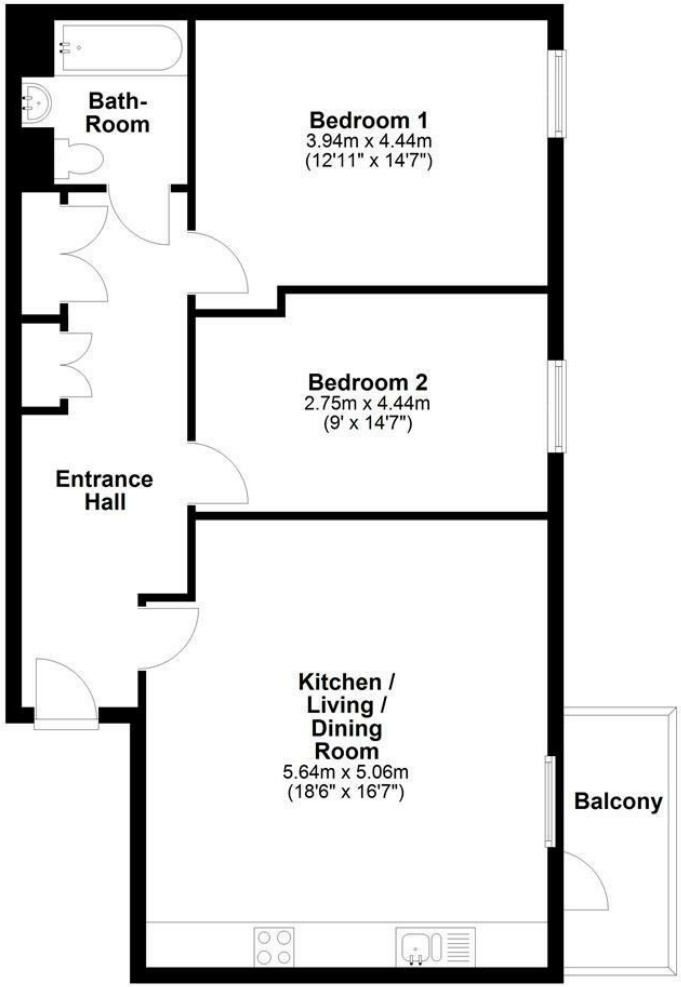
Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

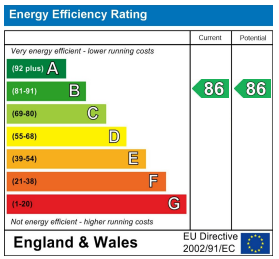
Agent Notes

Tenure: Leasehold - 120 years remaining on the lease
Council Tax: Band C
Service Charge: Circa £2,360.00
Ground Rent: £0.00

Floor Plan

Approx. 73.9 sq. metres (795.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.