



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this attractive three-bedroom first floor flat in the desirable south side of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A10. Trumpington is only two miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. Bus services from the village regularly run into Cambridge, and you are just down the road from the city's central train station with links to London. There is also a sizeable Waitrose superstore and a petrol station in the village.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright three bedroom flat in the ever popular area of Trumpington. Close to wide open green spaces including the stunning Grantchester Meadows but still within easy access of the city centre being only two miles away, this property offers the perfect balance between peace and calm and the excitement of city life.

Upon entering the property, you are welcomed into the hallway which leads to all of the rooms in the property. Within the hallway, there are two cupboards - one of which houses the fuse box and could comfortably house shoes and coats and the other which has the water tank inside. The first room you come to on the left hand side next to the front door is bedroom three which would work really well as a single bedroom, nursery, office or exercise space. Next to bedroom three is the shower room. Recently modernised, the shower room has floor to ceiling white metro tiles with a large walk-in shower with dual shower heads, industrial style hand basin with metal base, W.C., wall mounted storage cupboard and stainless steel coloured heated towel rail. Opposite the shower room is bedroom one. At the entrance to this room there is a large built-in wardrobe / dressing area and within the main bedroom, there is space for a double bed and further furniture as required. Bedroom one offers pleasant treetop views from the large window. Next to bedroom one is bedroom two. Bedroom two also has a useful built-in storage cupboard and may fit a double bed if required.

At the end of the hallway, is the kitchen and open plan living and dining room. The kitchen has been recently modernised and consists of green wall and base units with a contrasting wood coloured worktop and white metro wall tiles. Within the kitchen there is an induction hob, electric oven with separate grill above, ceramic butler sink and space for a freestanding full height fridge freezer, washing machine and dishwasher. Within the kitchen, there is also a large pantry style cupboard behind the door, perfect for storing food and kitchen items. The final room at the end of the hallway is the open

plan living and dining room. This generous space has dual aspect windows with a window overlooking the communal gardens at one end and a balcony with treetop views at the other. Within this room, there is a feature brick built fireplace while the dining end of the room could seat at least four to six people and the living end of the room could comfortably fit an L shaped sofa and additional furniture. Between the kitchen and dining end of the room, there is a serving hatch for passing food and items between the rooms.

Outside, the property has a private balcony which is large enough for seating or possibly a small dining table. Overlooking trees, it is the perfect place to relax after a busy day. There is also a generous communal garden and residents car park. The sale of the property also includes a private garage and a storage room, located on the ground floor.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Leasehold

Years remaining on lease: 942 Years

No ground rent

Service charge: circa £2,800 per annum - paid half yearly

Council tax band: D - £2,248 for 2024 - 2025 (Cambridge City Council)

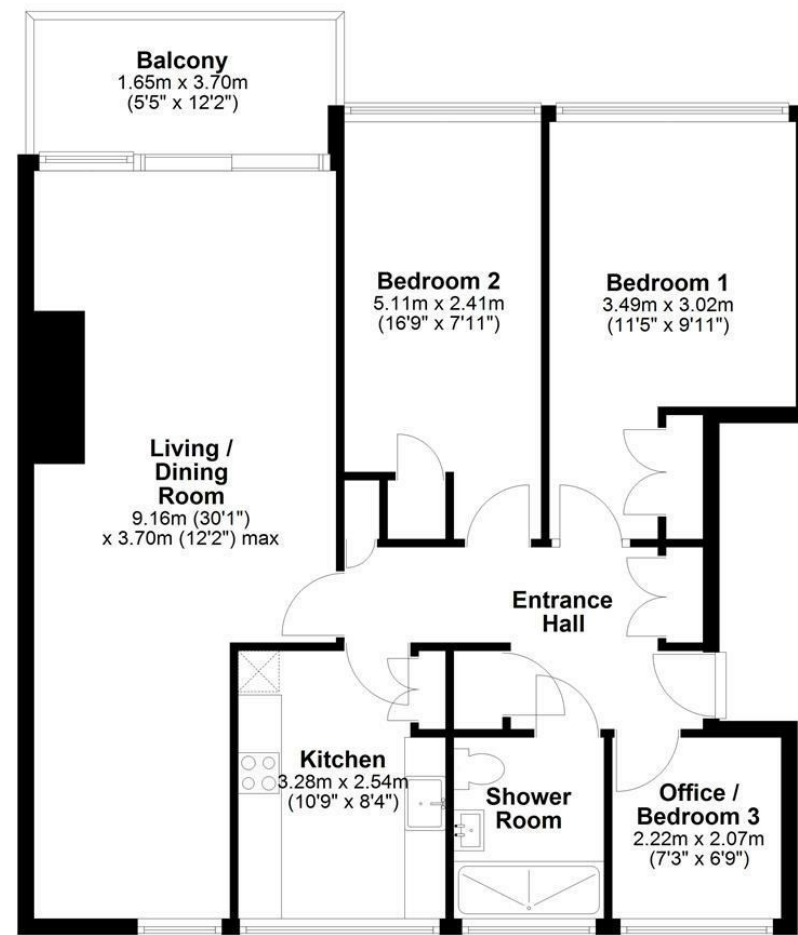
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Floor Plan

Approx. 84.1 sq. metres (905.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

