



Gilmerton Court, Trumpington, Cambridge, CB2 9HQ

CHEFFINS

Gilmerton Court

Trumpington, Cambridge,
CB2 9HQ

- Available NOW
- Furnished or Unfurnished
- EPC: E
- Council Tax Band: C
- Electric Room Heaters
- Garage & Store
- Communal Gardens

A well proportioned 2 bedroom ground floor apartment within this select development on the corner of Trumpington Road and Long Road with easy access to Addenbrooke's, city centre and major routes. The accommodation comprises entrance hall, generous living room, kitchen, 2 double bedrooms and bathroom. Single garage, store room and attractive communal gardens. Water included. Furnished or Unfurnished. Available NOW. EPC: E and Council Tax Band: C.

2 1 1

£1,475 PCM





LOCATION

Gilmerton Court is located on the corner of Long Road and Trumpington Road approximately 1.5 miles south of the historic city centre. The property benefits from a good range of local amenities nearby and is conveniently located for access to Addenbrookes Hospital and bio-medical research campus. For the commuter the city centre and Cambridge train station can be accessed via car or a variety of cycle or bus routes, including the guided busway to Cambridge train station and the property is well located for swift access to the M11 at Junction 11.

ENTRANCE HALL

built-in storage/meter cupboard and doors to the living room, kitchen, bedrooms, bathroom and store room off.

LIVING ROOM

decorative fireplace (not in use), radiator, laminate flooring, large double glazed window to rear aspect with views over the communal gardens, further double glazed window to front aspect and door to:

KITCHEN

base and wall units, work tops, sink with double glazed window to front aspect above and integrated appliances including oven, gas hob with extractor hood above, fridge freezer integrated dishwasher, integrated oven and 4 point gas hob with extractor cooker hood above, integrated fridge/freezer.

BEDROOM 1

built in double wardrobes and double glazed window to rear aspect with views over communal gardens.

BEDROOM 2

built in double wardrobe and double glazed window to rear aspect with views over communal gardens.

BATHROOM

shower over bath with glass shower screen, low level w.c., wash basin, electric shaver socket, laminate flooring, tiled walls, heated towel rail with mirrored cabinet above and window to front aspect. .

STORE/UTILITY

washer dryer and fitted wall shelves.

OUTSIDE

allocated single garage within garage block with up and over garage door, built in store cupboard and lighting, secure bicycle store and attractive mature landscaped communal gardens with well stocked borders, mature trees and shrubs.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £340

Deposit - £1701







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(122 plus) A		
(81-121) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents note:

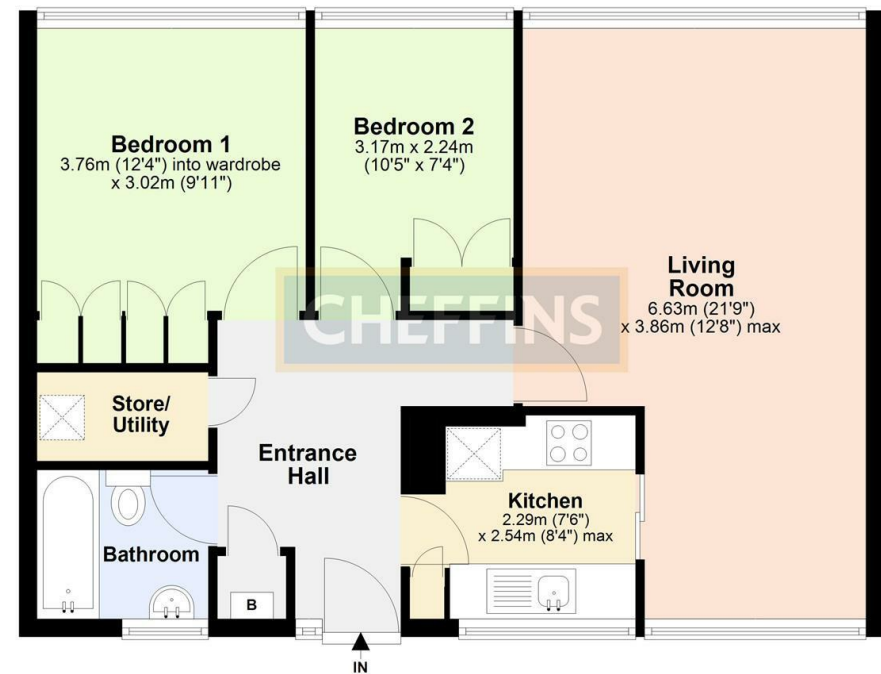
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)

