



High Street, Trumpington, Cambridge, CB2 9JD

**CHEFFINS**



## High Street

Trumpington, Cambridge,  
CB2 9JD

- Minimum 6 Month Tenancy
- Available from 27/06/2025
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Balcony
- Allocated Parking

A stylish 2 bedroom first floor apartment forming part of this select scheme of just 6 apartments in a convenient south city position. The well proportioned accommodation comprises entrance hall, open plan living room with kitchen, principle bedroom with en-suite shower room and balcony, 1 further double bedroom and bathroom. Allocated parking space and secure bicycle store. We regret no pets or sharers. Unfurnished. Available from 27/06/2025. EPC: B and Council Tax Band: D.

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**£1,550 PCM**





## LOCATION



Trumpington occupies a favoured location on the south-west side of the city with convenient access to the Addenbrookes campus and swift access to the M11 and the village of Great Shelford. Trumpington is serviced by a good range of local amenities including various shops and supermarket and further amenities can be found in Cambridge city centre approximately 2.5 miles accessed either by car or a variety of cycle and bus routes, including the guided busway to Cambridge railway station.

## ENTRANCE HALL

entry phone. The open plan living room/kitchen, bedrooms and bathroom are accessed off the entrance hall.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, works tops, sink and integrated appliances including oven, gas hob with extractor above, fridge freezer, dishwasher and washing machine. Open to living area with patio doors to rear aspect with Juliette balcony and large feature window overlooking balcony.

## BEDROOM 1

door to covered balcony and door to:

## EN-SUITE SHOWER ROOM

tilled shower cubicle, wc, wash basin with vanity unit below and illuminated mirrored cabinet above and window to side aspect.

## BEDROOM 2

window to side aspect.

## BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and illuminated mirror above, built in cupboard and window to side aspect.

## OUTSIDE

Allocated parking space, communal bicycle store and bin store.

## LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

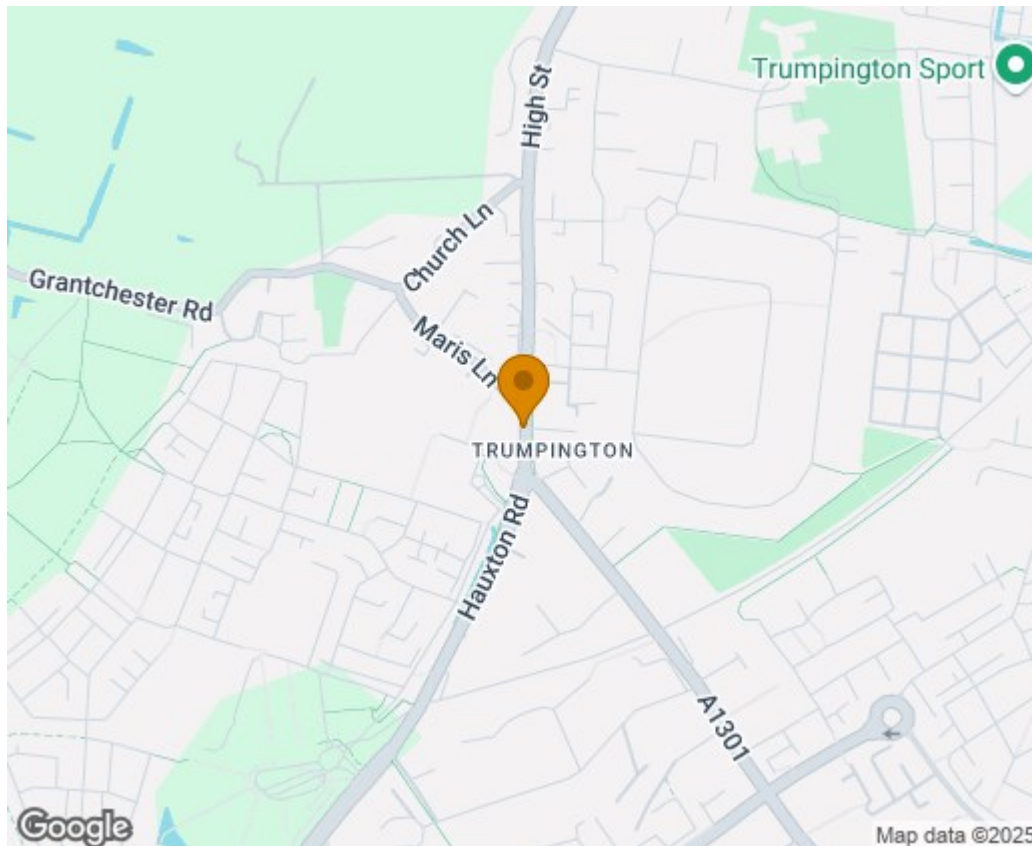
Holding Deposit - £357

Deposit - £1788









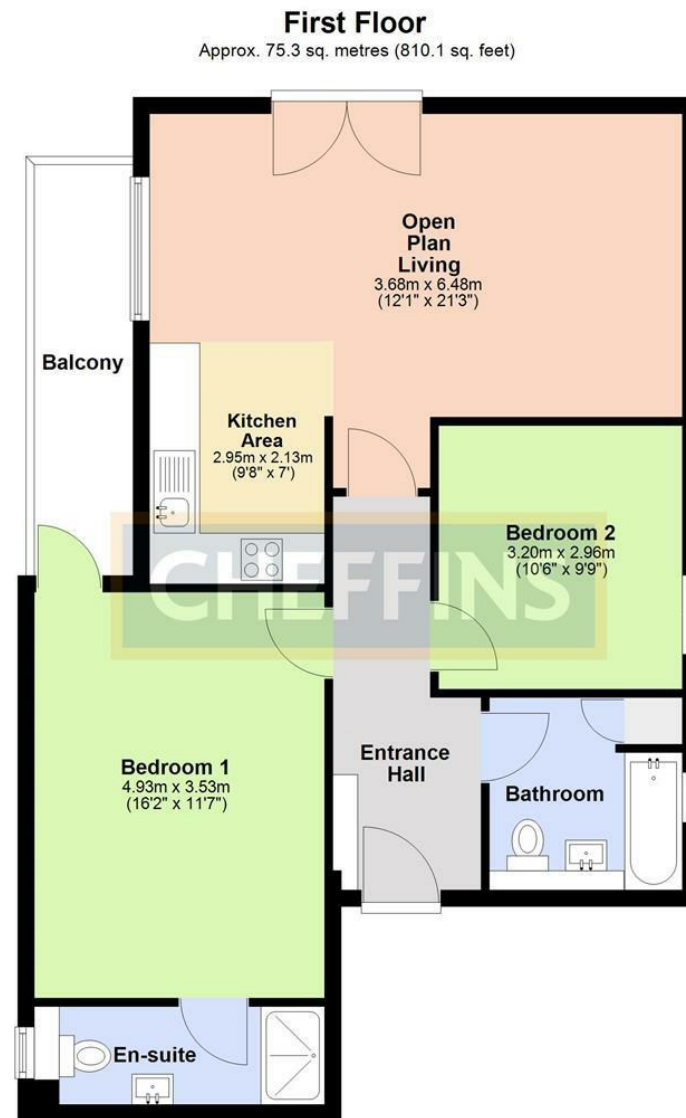
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### 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.



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

