



Charger Road, Trumpington, Cambridge, CB2 9EA

**CHEFFINS**



## Charger Road

Trumpington,  
CB2 9EA

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Large Roof Terrace & Balcony
- Allocated Parking

A stunning 3 bedroom penthouse apartment with large roof terrace and views over adjacent country park. The accommodation comprises entrance hall, open plan living room kitchen with large roof terrace off, principle bedroom with en-suite shower room and balcony, 2 further double bedrooms and bathroom. Allocated parking. We regret no pets. Unfurnished. Available now. EPC: B and Council Tax Band: D.

3 2 1

**£2,500 PCM**





## LOCATION



The apartment is located within the popular Trumpington Meadows development and backs onto the adjacent country park. Cambridge city centre lies approximately 2.5 miles to the north and the property is well positioned for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Schools in both the state and independent sectors and access to the M11/A10 are in close vicinity too.



## ENTRANCE LOBBY

door to:

## ENTRANCE HALLWAY

built in cupboard housing washer dryer and doors to open plan living room/kitchen, bedrooms and bathroom.

## OPEN PLAN LIVING ROOM/KITCHEN

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink, and integrated appliances including 5 ring gas hob with extractor hood above, double oven, fridge freezer, wine cooler and dishwasher. Open to living area with window and bi-fold doors to:

## ROOF TERRACE

large roof terrace offering generous space for entertaining and relaxing and enjoying panoramic views over the adjacent country park. The terrace is predominantly paved, enclosed by metal railings, outside power points and external tap.

## BEDROOM 1

built in double wardrobe with sliding mirror doors, window to rear aspect, bi-fold doors to balcony and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin, heated towel rail, window to side aspect and built in cupboard housing gas central heating boiler.

## BALCONY

generous balcony with composite decking, railing balustrade and views over country park.

## BEDROOM 2

built in triple wardrobe and dual aspect with 2 window to front aspect and 2 windows to side aspect.

## BEDROOM 3

fitted shelves to alcove and 2 windows to front aspect.

## BATHROOM

shower enclosure, separate bath, wc and wash basin with mirror above and heated towel rail.

## LETTING AGENT NOTES

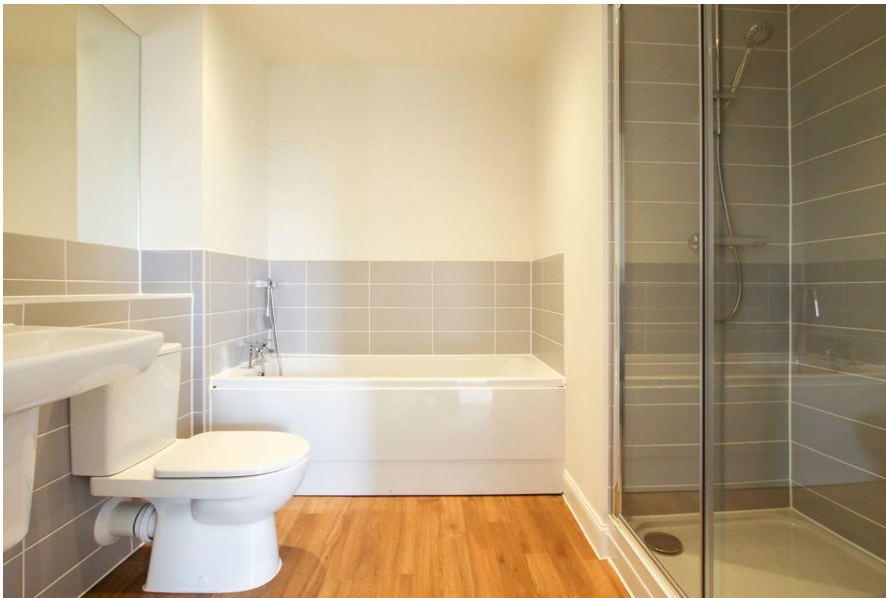
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

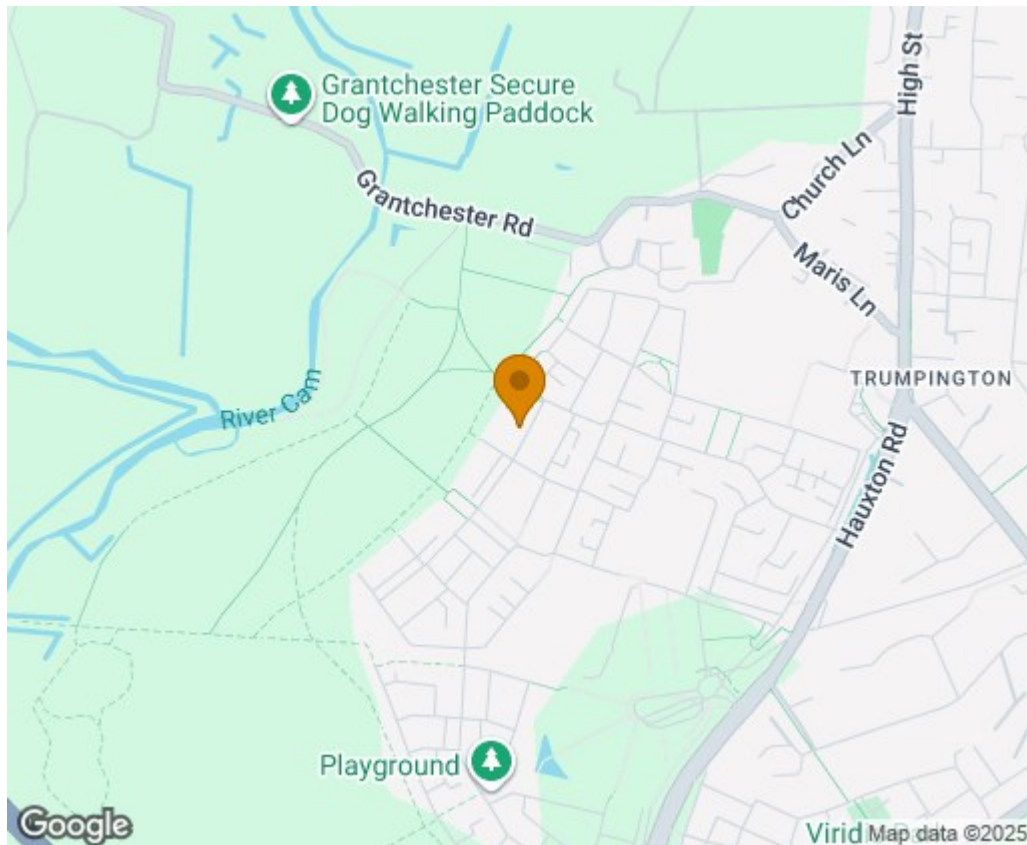
Holding Deposit - £576

Deposit - £2884









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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.

