



Baker Lane, Trumpington, CB2 9DS

CHEFFINS

Baker Lane

Trumpington,
CB2 9DS

A bright and contemporary ground floor maisonette with high specification accommodation extending to approximately 719 sq. ft occupying an attractive position within this sought after residential development enjoying easy access to the nearby amenities.

LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

2 2 1

Guide Price £350,000





GROUND FLOOR

OPEN PLAN KITCHEN/LIVING ROOM

Open plan kitchen/ living room
With windows to the front and side aspect, wood effect flooring, contemporary kitchen with range of eye and base level units, worktop with undermounted sink and a half with chrome mixer tap over, inset gas hob with chimney style extractor hood over, integrated appliances include dishwasher, washing machine and fridge freezer.

INNER HALLWAY

With storage cupboard, doors to

BEDROOM ONE

With window to the front aspect, fitted wardrobe

ENSUITE SHOWER ROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wash basin with chrome mixer tap over, shower enclosure with glass and chrome sliding door, part tiled walls

BEDROOM TWO

With window to the front aspect, tiled floor

BATHROOM

With contemporary suite comprising low level wc with hidden cistern with eco flush plate, wall mounted wash basin with chrome mixer tap over, panelled bath with shower over, part tiled walls, chrome heated towel rail

AGENTS NOTE

Years Remaining: 988

Ground Rent: £250 per annum

Ground Rent review period: n/a

Service Charge: £2,145.70 per annum

Service Charge review period: n/a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A	88	88
(81-91) B		
(69-80) C		
(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		

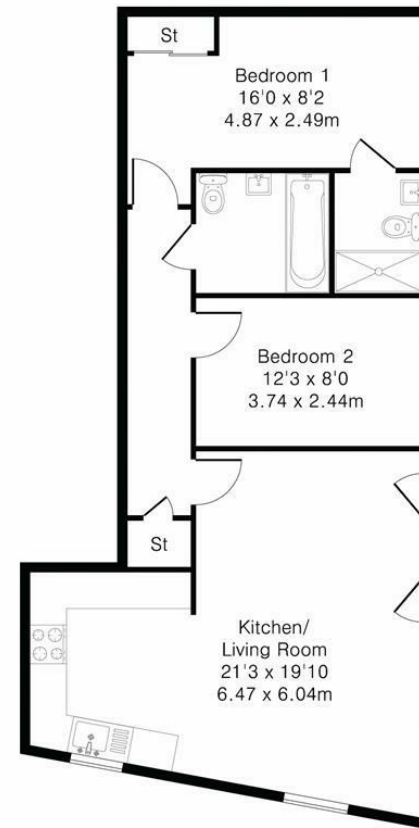
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 719 sq ft - 67 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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