



Addenbrookes Road, Cambridge, CB2 9BA

CHEFFINS

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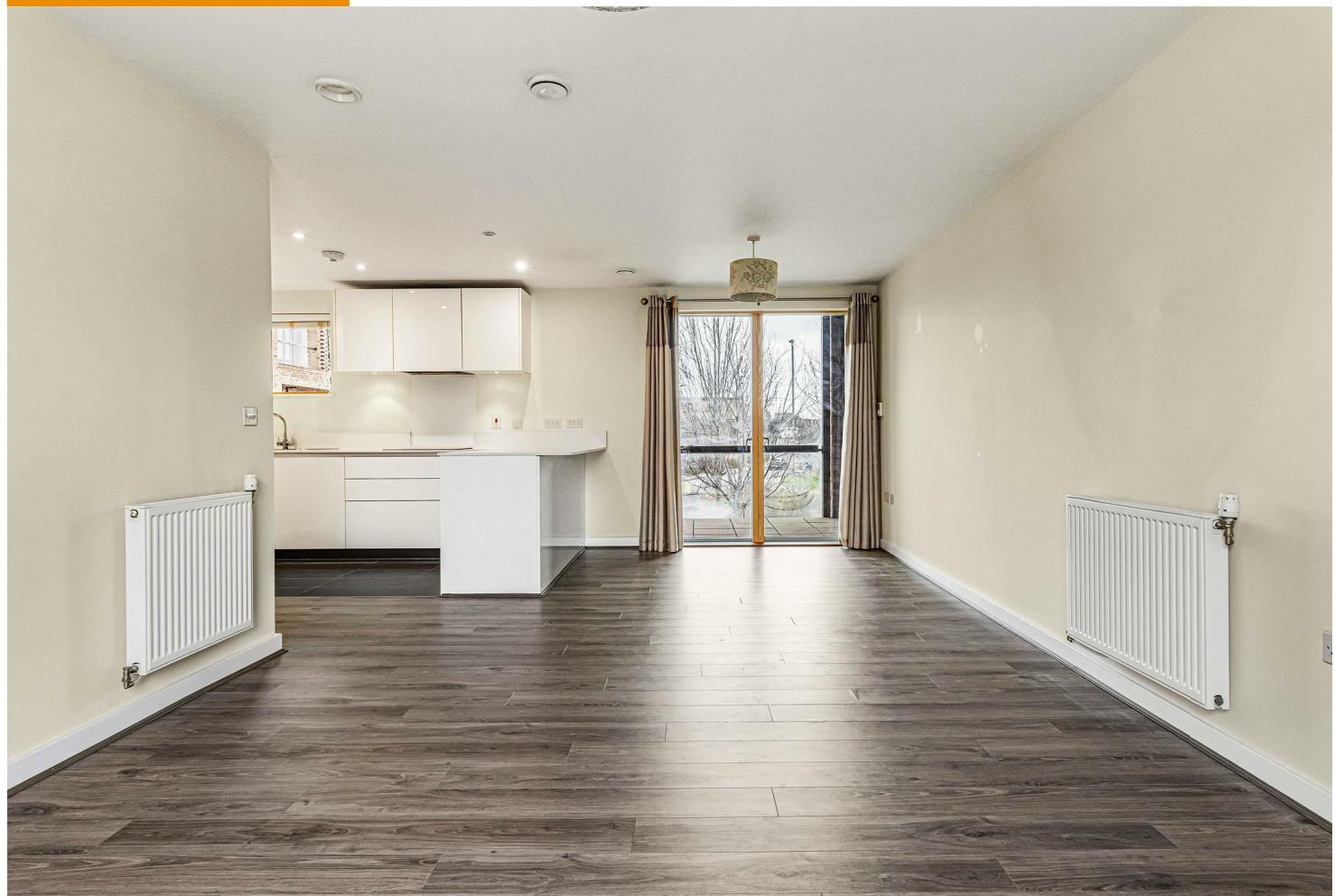
A well-presented modern two-bedroom first-floor apartment forming part of a select development, benefitting from a separate study and an allocated parking space. Ideally located for Addenbrooke's, the historic city centre, and convenient access to the M11 and A10, the property represents an excellent purchase for both owner-occupiers and investors alike.

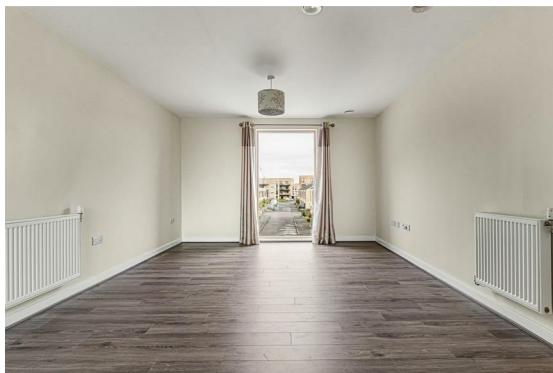
LOCATION

Addenbrooke's Road is a highly regarded address within the popular Trumpington area of Cambridge, known for its excellent connectivity and proximity to key employment and research hubs. The location offers direct access to the Cambridge Biomedical Campus – home to Addenbrooke's Hospital, the Royal Papworth Hospital, and AstraZeneca's global headquarters – making it particularly desirable for professionals working in healthcare, academia, and technology. Transport connections are superb. The guided busway and Trumpington Park & Ride provide efficient links into the historic city centre, while the soon-to-open Cambridge South railway station will enhance connections to London, Ely, and beyond. For motorists, the nearby M11 (Junction 11) ensures easy access to London, Stansted Airport, and the wider motorway network. Residents benefit from a wealth of local amenities including the nearby Waitrose supermarket, Hobson Square with its cafés and local services, and the expansive Hobson Park Nature Reserve offering scenic walking and cycling routes. The area also enjoys access to excellent schooling, with Trumpington Park Primary School, Fawcett Primary School, and Trumpington Community College all within easy reach.

 2  2  1

Guide Price £395,000



**TIMBER ENTRANCE DOOR**

With peephole, leading into:

ENTRANCE HALL

With video-telecom entry system and doors leading through into respective rooms, starting with:

OPEN PLAN LIVING ROOM/KITCHEN

The kitchen comprises a range of wall and base-mounted drawers and cupboards arranged in an L-shape, with a stone work surface and an integrated sink positioned beneath a front-aspect window. Integrated appliances include an oven, combination microwave, ceramic hob with extractor over, fridge freezer, dishwasher, and washer dryer. The space is finished with tiled flooring and inset LED downlighters and opens through to the living room, which features wood-effect flooring, radiators, a full-height rear-aspect window, and French doors leading out onto:

WINTER GARDEN

Paved flooring, enclosed by glazed panels and glazed vents, offering views over the communal grounds to the front.

BEDROOM 1

built in double wardrobe with sliding mirrored doors, window to rear aspect and door to:

EN SUITE SHOWER ROOM

Comprising a three-piece suite including a shower cubicle with glazed sliding door, low-level WC, and a hand wash basin with mirror above and vanity shelf below, together with a heated towel rail and a frosted rear-aspect window.

BEDROOM 2

alcove and window to rear aspect.

BATHROOM

shower over bath with glass screen, WC, wash basin with mirror above, heated towel rail and frosted window to front aspect.

STUDY

built in cupboard and window to front aspect.

AGENTS NOTE

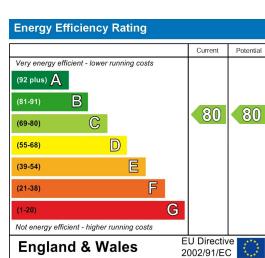
Tenure - Leasehold

Length of Lease - 237 Years Remaining

Annual Ground Rent - £438.08

Annual Service Charge - £3,087.83

Service Charge Review Period - N/A



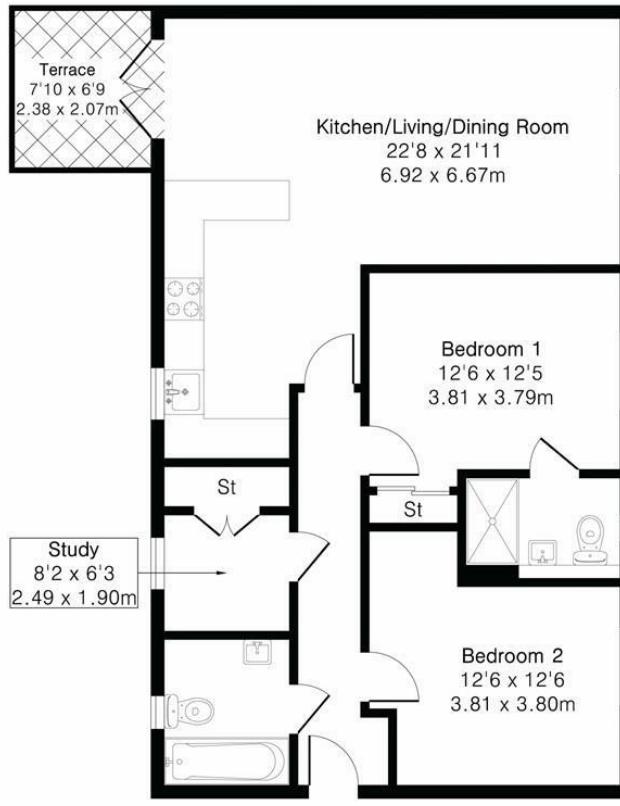
Guide Price £395,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 866 sq ft - 80 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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