



Charger Road, Trumpington, CB2 9EA

CHEFFINS

Charger Road

Trumpington,
CB2 9EA

- 3 Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Principle Bedroom Suite
- 2 Bathrooms
- Large Roof Terrace Accessed Via Bi-Folding Doors With A Second Balcony
- Chain Free
- Allocated Parking

A unique opportunity to acquire this penthouse apartment situated to the rear of the highly regarded Trumpington Meadows development, enjoying expansive views over the nature park and onto Byron's Pool via the extensive terrace, positioned in a most convenient south city location, close to a wealth of local amenities, railway station and other major commuter links.

3 2 1

Guide Price £635,000





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.

PANELLED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with wood effect flooring, entry telecom system, inset LED downlighters, set of panelled double doors providing access to the Utility cupboard with space for storage, panelled doors leading into respective rooms.

OPEN PLAN LIVING/KITCHEN/DINING ROOM

Living/dining area with continuation of wood effect flooring from the hallway, double panelled radiator, inset LED downlighters, set of bi-folding doors not only providing a large entry point of light into the room but also an ease of access out onto the extensive terrace providing expansive views over nearby country park. Adjacent to this area is the open plan Kitchen/Dining room. Kitchen area with an extensive area of both wall and base mounted storage cupboards and drawers with Corian work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated 5 ring AEG gas hob with Corian splashback, extractor hood above, integrated double oven as well as integrated fridge/freezer, dishwasher, wine cooler, further storage options in the form of a recently fitted display cabinet and fitted shelving, and in Dining Area double panelled radiator, inset LED downlighters, set of double glazed windows out onto rear aspect.

BEDROOM 1

with full height set of built-in wardrobes via sliding doors fitted with railings and shelving, inset LED downlighters, double panelled radiator, set of double glazed windows overlooking the country park as well as a set of bi-folding doors leading out onto a secondary balcony, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall

mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, tiled flooring, heated towel rail, inset LED downlighters, fitted storage cupboard with shelving, panelled door providing access into boiler cupboard which houses the wall mounted Logic gas fired boiler providing water and heating for the property.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, inset LED downlighters and an extensive range of double glazed windows out onto front aspect.

BEDROOM 3

with fitted bookcases, radiator, inset LED downlighters, double glazed windows to front aspect.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath with mixer bath tap, shower attachment, shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, wall mounted mirror, inset LED downlighters, heated towel rail, wood effect flooring, extractor fan.

OUTSIDE

To the front the property is approached off Charger Road via a communal entrance hall which is accessed via a fob leading to communal entrance hallway with stairs and lift provide access to the third floor where the property is located and provides access to the two properties on this level, lighting, panelled glazed door leads into communal entrance hallway and provides private access to the front entrance door.

The primary terrace provides enviably large outdoor area

offering high versatility for entertaining and relaxing, predominantly laid to paving stones and enclosed by metal railings, outside power points and hoses, and enjoys panoramic views over the adjacent park. The secondary terrace is laid to composite boards again enclosed by metal railings, further panoramic not only over the gardens but also the country park.

AGENTS NOTES

Tenure – Leasehold

Length of Lease – 994 Years Remaining

Annual Ground Rent – £250

Annual Service Charge – £2937.17

Service Charge Review Period – No Renewal

Council Tax Band – D

Property Type – Penthouse Flat

Property Construction – Brick with Flat Roof

Number & Types of Room – Please refer to floor plan

Square Footage – 99

Parking – Allocated Parking Space

UTILITIES/SERVICES

Electric Supply – Mains Supply

Water Supply – Mains Supply

Sewerage – Mains Supply

Heating – Boiler and radiators, mains gas

Broadband – Ultrafast Available

Mobile Signal/Coverage – OK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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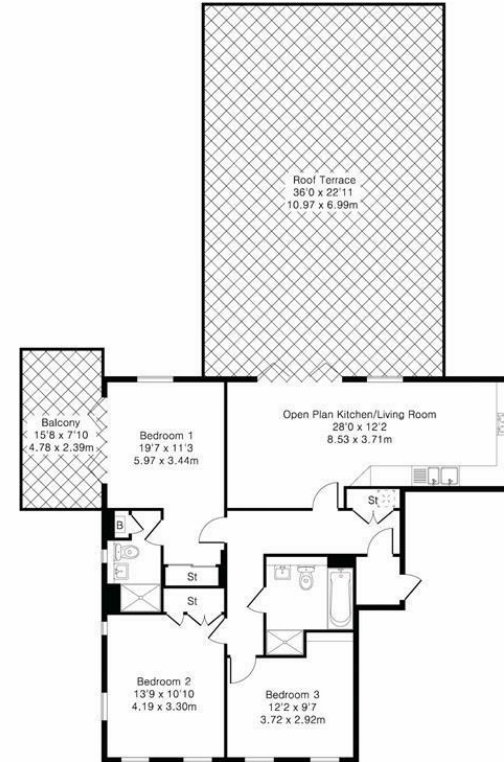
Council Tax Band - D

Local Authority - Cambridge City



CHEFFINS

Approximate Gross Internal Area 1068 sq ft - 99 sq m



Third Floor



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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.