



Flat 8, Meadowcroft House, Trumpington Road, Cambridge, CB2 8EX

CHEFFINS

16 Trumpington Road

Cambridge,
CB2 8EX

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Guide Price £620,000

- First Floor Apartment
- Three Bedrooms
- Three Bathrooms, Two Of Which Are En Suite
- Open Plan Living/Dining Room
- Stylish Kitchen
- Undercroft Parking With Further Visitor Parking
- Extensive Communal Grounds
- Offered With No Onward Chain

A fantastic opportunity to acquire a most well-proportioned, first floor apartment, situated in the prestigious gated development of Meadowcroft House, situated just off Trumpington Road, benefitting from undercroft parking and communal grounds extending to over an acre.





LOCATION

Built by Ashwell Homes in 2007, Meadowcroft House is an exclusive development of just 19 stylish apartments arranged over 4 floors. Flat 8 occupies a superb position on the first floor. The light and airy accommodation, finished to an extremely high standard, extends to an impressive 1,258 sq.ft. Meadowcroft House is situated on the prestigious Trumpington Road, a highly sought-after location known for its blend of tranquil surroundings and convenient access to the many amenities Cambridge has to offer. The property is within close proximity to the vibrant city centre, renowned for its historic university colleges, cultural attractions such as the Fitzwilliam Museum, and a diverse range of shopping and dining options. The nearby village of Trumpington provides further local amenities, including a Waitrose supermarket, traditional pubs, and charming cafes. Residents can enjoy the serene green spaces of the Cambridge University Botanic Garden, Lammas Land, and Grantchester Meadows, all of which are just a short distance away, offering picturesque settings for leisure and recreation. Meadowcroft House is exceptionally well-connected, with easy access to the M11 for journeys to London and Stansted Airport. Cambridge Railway Station, located a short drive or cycle away, provides regular direct services to London King's Cross and Liverpool Street, making it an ideal location for commuters. The area is also renowned for its educational facilities, with prestigious schools such as The Leys, St Faith's, and The Perse School within easy reach. Meadowcroft House, with its prime location on Trumpington Road, offers an unparalleled opportunity to enjoy both the vibrancy of city living and the peace of a well-established residential area.

TIMBER ENTRANCE DOOR

to communal entrance hallway leading into:

ENTRANCE HALLWAY TO FLAT

with wood effect flooring, built-in storage cupboards accessed via double doors fitted with railings and shelving and housing pressurised hot water cylinder, wall mounted gas fired boiler, fitted timber shelving, space and plumbing for washer/dryer, wall mounted video telecom system, radiators, further built-in storage cupboard with fitted shelving and timber doors leading to respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, quartz working surface, one and a quarter bowl stainless steel sink with hot and cold mixer tap, integrated 4 ring AEG ceramic hob with concealed extractor hood above, fitted Neff oven adjacent, integrated and concealed fridge/freezer as well as dishwasher, stone tiled flooring, inset LED downlighters, radiator.

OPEN PLAN SITTING/DINING ROOM

with inset LED downlighters, accessed via a set of double doors, radiators, full height set of double glazed windows overlooking communal grounds.

BEDROOM 1

with built-in wardrobes fitted with railings and

shelving, radiator, double glazed window overlooking communal gardens, door leading into:

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with mounted shower head and bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, wall mounted mirror, tiled flooring, heated towel rail, inset LED downlighters, extractor fan.

BEDROOM 2

with radiators, double glazed window overlooking communal gardens, 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, shaver point, wall mounted mirror, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 3

with inset LED downlighters, radiator, full height double glazed window overlooking communal gardens.

FAMILY BATHROOM

comprising of a three piece suite with combined

shower and bath with wall mounted shower head, hot and cold mixer bath taps, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted mirror, shaver point, tiled flooring, inset LED downlighters, extractor fan.

OUTSIDE

Meadowcroft House is set well back from the road and approached through electronic gates and over an extensive gravelled parking area, bordered by areas of lawn and mature trees. There is allocated Undercroft Parking, Bicycle Store and Bin Store. A delightful landscaped garden to the rear is mainly laid to lawn and includes mature shrub beds and trees. The impressive tiled communal hall leads to the inner hall, staircase and lift to the apartment which is located on the first floor.

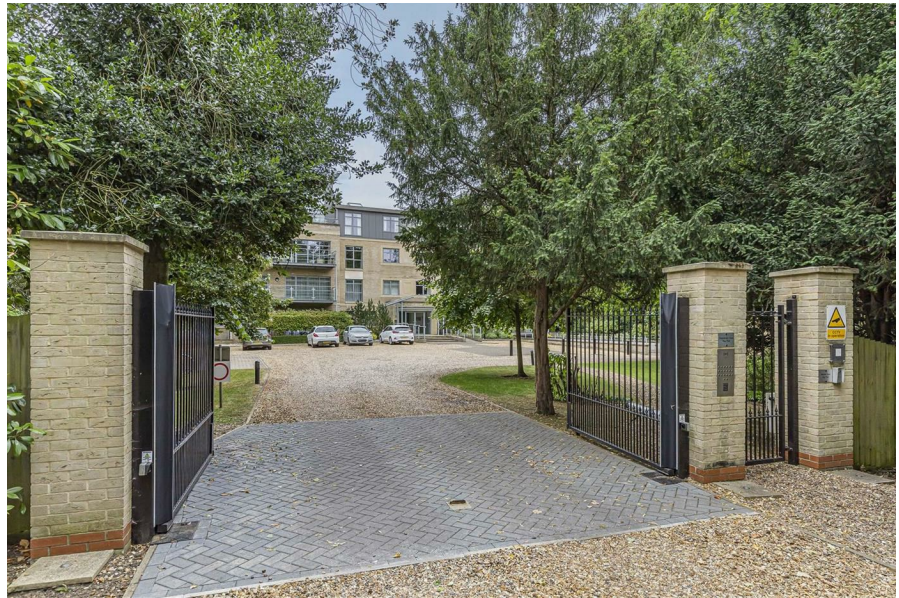
AGENT'S NOTE

Length of Lease - 133 Years Remaining

Annual Ground Rent - £499.63

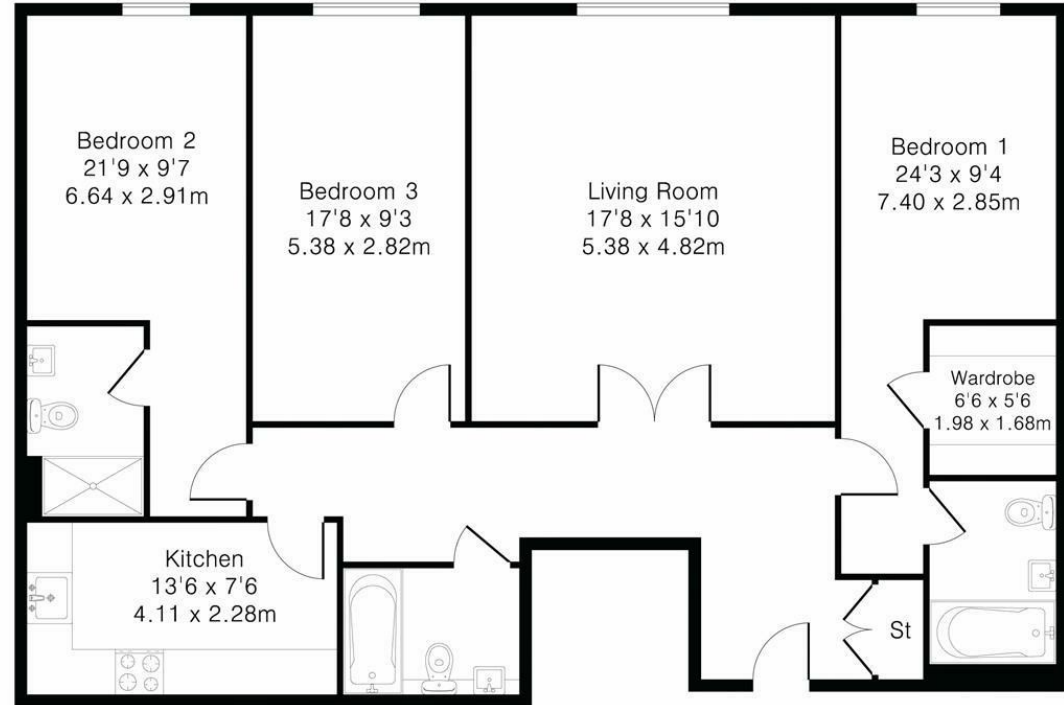
Annual Service Charge - £4,419.94

Service Charge Review Period - N/A





Approximate Gross Internal Area 1258 sq ft – 117 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 86 |
| (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 | |

Guide Price £620,000
 Tenure - Leasehold
 Council Tax Band - G
 Local Authority - Cambridge



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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