



Lapwing Avenue, Trumpington, CB2 9AN



# Lapwing Avenue

Trumpington,  
CB2 9AN

An exceptional two bedroom second floor apartment enjoying an enviable position with far reaching views over Hobsons Park and Nine Wells Nature Reserve. The high specification accommodation extends to approximately 805 sq. ft. With the added benefit of an impressive balcony and secured parking area. Situated in a favoured southern city position offering easy access to the nearby amenities and Biomedical Campus the apartment boasts a fantastic opportunity to both first time and investment buyers.

## 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 £425,000





## SECOND FLOOR

### ENTRANCE HALLWAY

With entrance door, video entry system, double cupboard with space for washer dryer, double storage cupboard with fitted hanging space and shelves, storage cupboard, engineered oak flooring, doors to

### OPEN PLAN KITCHEN/LIVING ROOM

With windows overlooking Hobsons park and Nine Wells Nature Reserve, sliding door to balcony, bespoke fitted two tone kitchen with range of eye and base level units, inset four ring hob with extractor hood over, worktop with undermounted sink and half with chrome mixer tap over, integrated appliances include dishwasher, under counter fridge and freezer and oven, peninsular with breakfast bar, engineered oak flooring

### BEDROOM ONE

With window overlooking Hobsons park and Nine Wells Nature Reserve, door to balcony, fitted wardrobe, door to

### EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, inset basin with chrome mixer tap over and large shower with low profile tray and glass sliding door, tiled walls, tiled floor, chrome heated towel rail

### BEDROOM TWO

With windows overlooking Hobsons park and Nine Wells Nature Reserve, sliding door to balcony

### BATHROOM

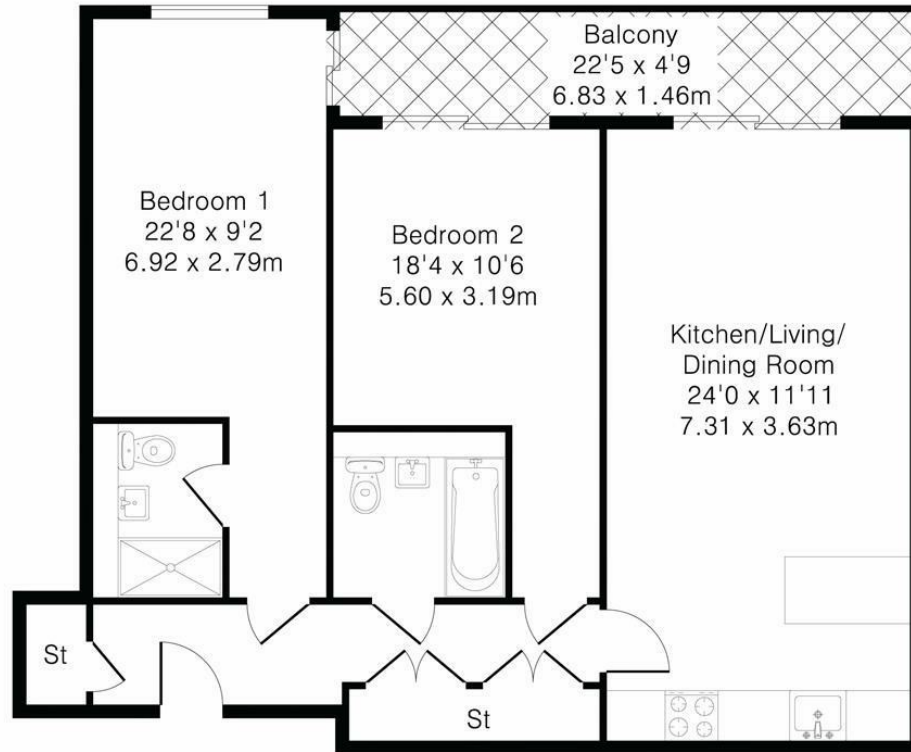
With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, inset basin with chrome mixer tap over and shower bath, tiled walls, tiled floor, chrome heated towel rail

### AGENTS NOTE

Length of Lease - 240 Years Remaining  
Annual Ground Rent - Peppercorn  
Annual Service Charge - £2,938  
As well as the service charge there is also a £212 estate management charge per annum.



Approximate Gross Internal Area 805 sq ft – 75 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 £425,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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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