



Poulter Walk, Trumpington, CB2 9GY

CHEFFINS

Poulter Walk

Trumpington,
CB2 9GY

An immaculately presented and most stylish modern fourth floor apartment, providing well proportioned accommodation, with integrated condensation system throughout, and offering commanding views over Hobson's Nature Reserve, occupying a most convenient position in this well served development with ease of access to the city centre, soon to be open Cambridge South station and other major commuter links. This property is offered with no onward chain.

LOCATION

Poulter Walk, located in the vibrant and well-connected Trumpington area of Cambridge, offers a blend of modern living and convenient access to key amenities. The location is just a short distance from the popular Cambridge Biomedical Campus, which includes Addenbrooke's Hospital, and is also well-placed for easy access to the city centre. Trumpington boasts excellent local amenities, including supermarkets, cafes, and restaurants, as well as nearby green spaces like Trumpington Meadows and Byron's Pool Nature Reserve for outdoor leisure. For families, there are several good schools in the area, including the Trumpington Park Primary School. Transport links are exceptional, with regular bus services into Cambridge and the nearby guided busway providing quick connections to both Cambridge North and Cambridge Railway Station, where you can catch direct trains to London in under an hour. Additionally, the soon-to-be-completed Cambridge South Station will further enhance accessibility for commuters.

 1  1  null

Guide Price £350,000





TIMBER ENTRANCE DOOR

with peephole to:

COMMUNAL ENTRANCE HALLWAY

leading into:

ENTRANCE HALLWAY

wood effect flooring, inset LED downlighters, radiator, three storage cupboards one accessed via a set of double doors which has space and plumbing for washer/dryer, the other storage cupboards providing useful storage space, wall mounted video entry system and doors leading into respective rooms.

OPEN PLAN LIVING/KITCHEN/DINING AREA

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring AEG electric hob with glazed splashback and concealed extractor hood above, integrated and concealed slimline dishwasher, oven and fridge/freezer, cupboard housing wall mounted Baxi gas fired combi boiler providing hot water and heating for the property, wood effect flooring, inset LED downlighters and opening through into the Open plan Living/Dining Room with a continuation of wood effect flooring, radiator, full height double glazed window and door leading out onto balcony.

BALCONY

with composite decking, glass balustrades enclosing and providing a wonderful space to both relax and entertain and also benefiting from far reaching views over the nature park and Addenbrookes site.

BEDROOM

with wall mounted thermostat, radiator, fitted wardrobes, full height double glazed window to rear aspect.

BATHROOM

comprising a three piece suite with combined shower and bath, wall mounted dual shower head, hot and cold mixer 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, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

AGENT'S NOTE

Length of Lease (years): 999

Start Date: 01/01/2021

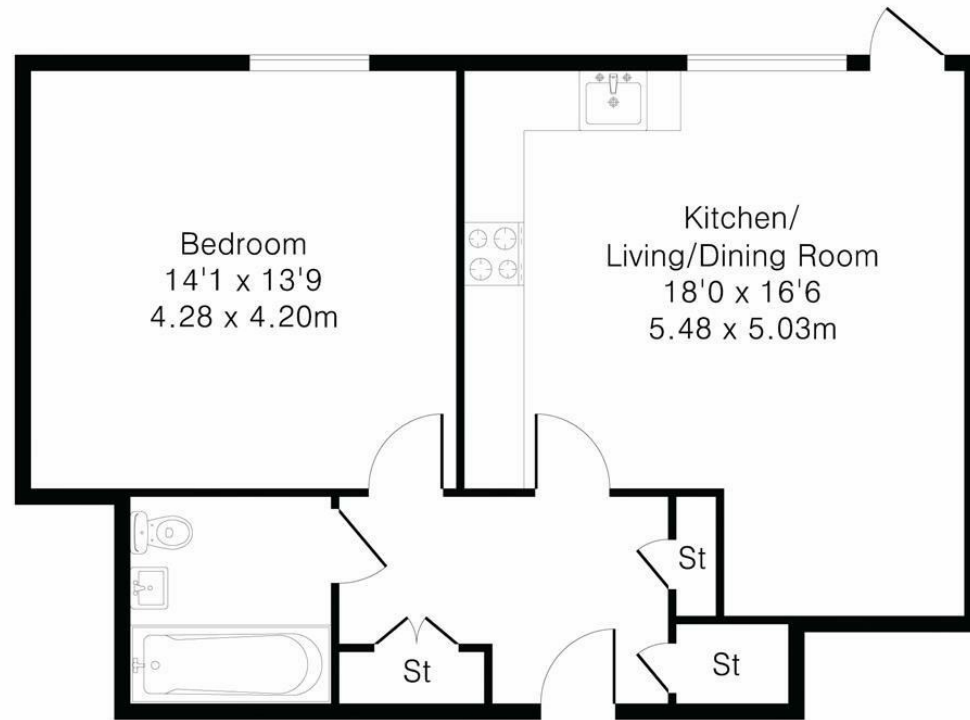
Years Remaining: 996

Ground Rent: Peppercorn.

Annual Service Charge: £1881.48 per annum.



Approximate Gross Internal Area 603 sq ft - 56 sq m



Fourth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 £350,000

Tenure - Freehold

Council Tax Band - B

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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.

