



Spring Drive, Cambridge, CB2 9AD

CHEFFINS

Spring Drive

Trumpington, Cambridge,
CB2 9AD

A contemporary two bedroom first floor apartment offering spacious and beautifully presented accommodation with the added benefit of a garage conveniently placed for the city centre and mainline train station and M11.

- Two Double Bedrooms with Ensuite to master bedroom
- Well equipped kitchen/dining/sitting room with balcony
- Luxury bathroom suite
- Range of fully integrated kitchen
- Off-Road parking and garage
- Convenient for city centre, M11

2 2 1

Guide Price £350,000





ENTRANCE HALL

with a large fitted storage cupboard housing pressurised hot water system, Karndean flooring, radiator.

OPEN PLAN LIVING ROOM/KITCHEN

with French doors to balcony, full height window to rear and fitted with a most attractive range of base level and wall mounted storage cupboards, ample fitted granite working surfaces and splashbacks with inset one and a half sink bowl with mixer tap and drainer, 4 ring gas hob, oven and extractor, integrated full height fridge/freezer, integrated dishwasher and washing machine, Karndean flooring, radiator.

BEDROOM 1

with window to rear aspect, wardrobe cupboards with mirror fronted sliding doors with hanging rail and shelving, Karndean flooring, radiator.

EN-SUITE SHOWER ROOM

suite comprising low level w.c., pedestal wash hand basin with wall mounted mirror fronted cupboard above, tiled shower cubicle, heated towel rail, Karndean flooring.

BEDROOM 2

with window to rear aspect, cupboard housing wall mounted central heating boiler, Karndean flooring, radiator.

BATHROOM

suite comprising low level w.c., pedestal wash hand basin with wall mounted mirror fronted cupboard above, panelled bath with wall mounted shower attachment and shower screen, heated towel rail, Karndean flooring.

OUTSIDE

There is allocated parking for one car and GARAGE with up and over door.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 155 years

Years Remaining - 142 years

Annual Ground Rent - £250.00 per annum

Annual Service Charge - £1,300.00 per annum

Service Charge Review Period - N/A



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	

Guide Price £350,000

Tenure - Freehold

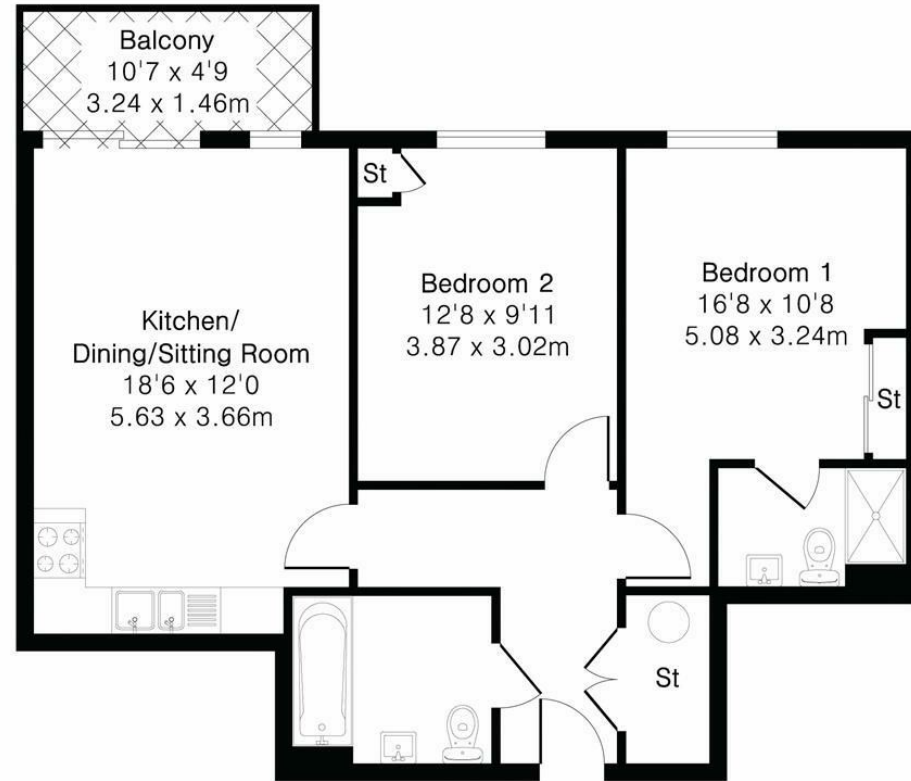
Council Tax Band - C

Local Authority - Cambridge City Council



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Approximate Gross Internal Area 679 sq ft - 63 sq m



Ground Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.



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