



Pitman House, 16 Vicarage Way, Trumpington, Cambridge, CB2 9NT
Guide Price £400,000 Leasehold



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A STYLISH TOP FLOOR APARTMENT SITUATED IN THIS POPULAR DEVELOPMENT, IDEALLY LOCATED FOR ADDENBROOKE'S, THE BIOMEDICAL CAMPUS AND THE M11 WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Top Floor Apartment
- 2 beds, 2 bath, 1 recept
- Allocated parking space
- EPC - C / 79
- No onward chain
- 725 Sqft / 68 Sqm
- Constructed in 2014
- Gas fired central heating to radiators
- Council tax band - C

The accommodation consists of a secure communal entrance hall, leading you to the top floor apartment. Upon entering the property you are greeted by a large entrance hall, with two good size storage cupboards, which houses a boiler and space for coats, shoes, and further storage. This leads into the open plan living/dining kitchen area. The kitchen has a range of both base and eye-level units, integrated fridge-freezer, dishwasher, electric fan oven, electric hob and an overhead extractor, the current owner in addition has added a large island, to create additional worktop space/dining area. The remaining space offers ample room for both living and dining and opens out on the balcony.

There are two good-size double bedrooms, the principal bedroom benefiting from fitted wardrobes and an ensuite shower room. The family bathroom is fitted with a modern, three-piece, white suite consisting of a bath with an overhead shower, w.c. and a basin.

Outside, there is one allocated parking space, secure bike and bin stores, play area and allotments.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Sheldons nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Tenure

Leasehold

Leasehold is 250 years from 01 January 2014, with 239 years remaining.

Ground rent is £374.35 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review. In 10 years it has increased from £300 per year to c. £375

Service charge is £2,400 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

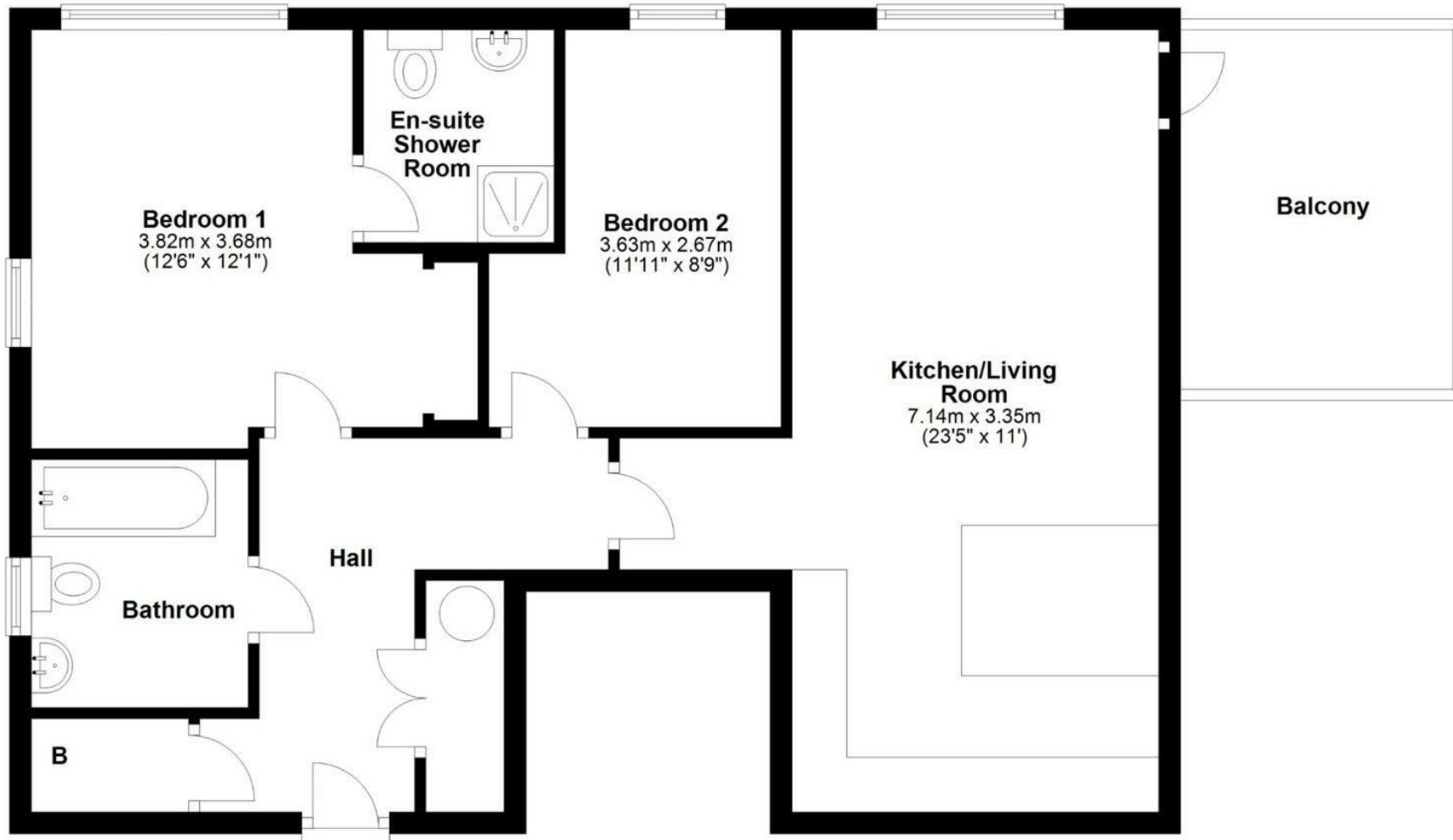
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Second Floor



Approx. gross internal floor area 68 sqm (725 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

