



101 Addenbrookes Road, Trumpington, Cambridge, CB2 9AS  
Guide Price £475,000 Leasehold



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**A STRIKING CONTEMPORARY 3-BEDROOM DUPLEX APARTMENT, BENEFITING FROM A PRIVATE ENCLOSED REAR GARDEN, GATED CAR PORT AVAILABLE WITH NO ONWARD CHAIN.**

- Duplex apartment
- Gas fired central heating to radiators
- 944 Sqft /87.7 Sqm
- Council tax band - D
- Constructed in 2019
- 3 beds, 1 bath, 1 recept
- Garage/carport
- EPC-B/85
- No onward chain

101 Addenbrookes Road is set back from the road and was built in 2019 situated in the award-winning Abode development. It is effectively a traditional house with its own front door, private garden and garage.

The ground floor accommodation comprises of a hallway that opens into an impressive open-plan main living space with fantastic high ceilings, a large window and door on to the garden. The kitchen is superbly fitted including integrated appliances, a range of base and eye level units and composite stone worksurfaces. Off the main room is a cloakroom.

The first floor has three bedrooms, the largest with an impressive floor-to-ceiling window and family bathroom fitted with a three piece suite.

Outside you have a private garden, laid to lawn and patio areas. At the end of the garden is a bin store and a generous garage / carport that is large enough to accommodate both a car and bicycles. The sliding door is controlled by remote fob.

**Location**

Trumpington is a vibrant and an eagerly sought-after residential area, just 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. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Some of the city's top schools are in the near vicinity, including Trumpington Community College, Hills Road, The Perse and The Leys.

**Tenure**

Leasehold

Leasehold is 250 years from August 2019, with 244 years remaining.

Ground rent is £400.00 per annum. Reviewed: To be confirmed.

Service charge is £1,117,00 per annum. Reviewed: To be confirmed.

**Services**

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

**Statutory Authorities**

Cambridge City Council

Council tax band - D

**Fixtures and Fittings**

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

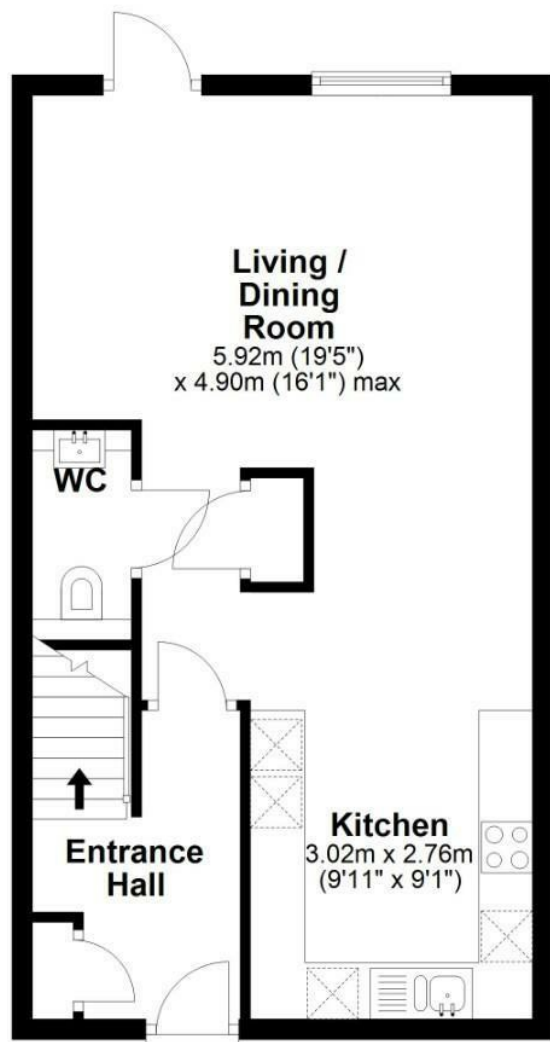
**Viewing**

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



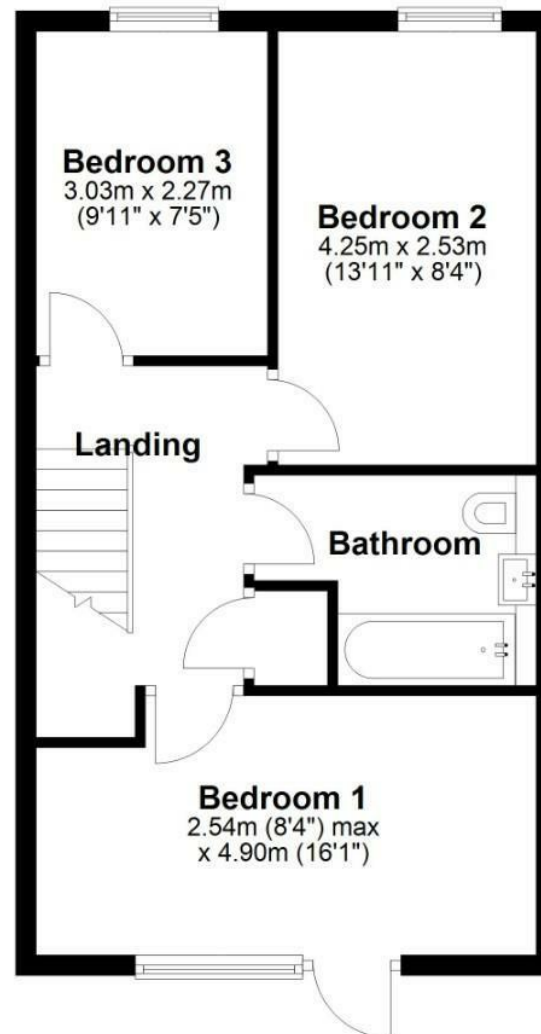
## Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



