



Gilmerton Court, Trumpton

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A well-presented, two bedroom apartment on the first floor of a popular development with a separate study, communal gardens, storage shed and parking area. Within walking distance of Addenbrookes, Cambridge train station and three miles from Cambridge City Centre.

£1,500 pcm

Gilmerton Court,  
Cambridge, CB2 9HQ



Gilmerton Court was built in the late 1960's and benefits from excellent architecture from the period with good sized accommodation and large windows filling the property with natural light. Mature grounds surround the development providing a large degree of privacy for occupants.

The accommodation briefly comprises; secure entrance hall with stairs to all floors and intercom system. The apartment itself enjoys a large reception hall with oak flooring, two storage cupboards and entry system. Just off the entrance hall is a study with window overlooking the communal gardens. Spanning the depth of the apartment is an open plan sitting/dining room with dual aspect windows. The kitchen is fitted with a range of units and supplied with an oven, hob and extractor, a washing machine, fridge and freezer.

There are two good sized double bedrooms, both with fitted double wardrobes, a family bathroom with modern white three piece suite with independent shower over the bath with mixer taps.

The property has use of the attractive, well-maintained communal gardens. There is a secure ground floor store room for the flat, suitable for bicycles etc as well as resident's parking.

Available 6th August 2024. Video tour available.

Gilmerton Court stands at the corner of Long Road and Trumpington Road within half a mile of Trumpington's excellent facilities and with easy access into the City, Addenbrooke's Hospital and all major road links.

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus or one of a few purpose-built cycle routes.







81 sqm / 878 sqft

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2 bed, 1 bath, 1 recep

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Council tax band - D

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EPC - C / 73

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Gas central heating

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Off road parking

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Communal gardens

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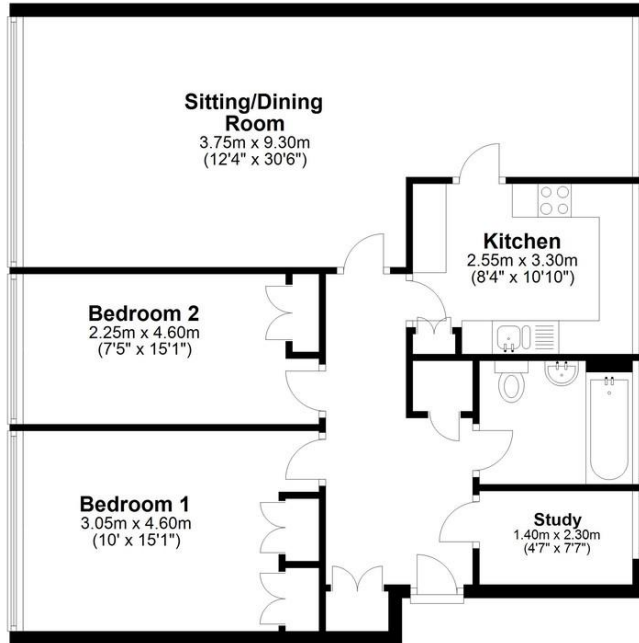
Available August 2024

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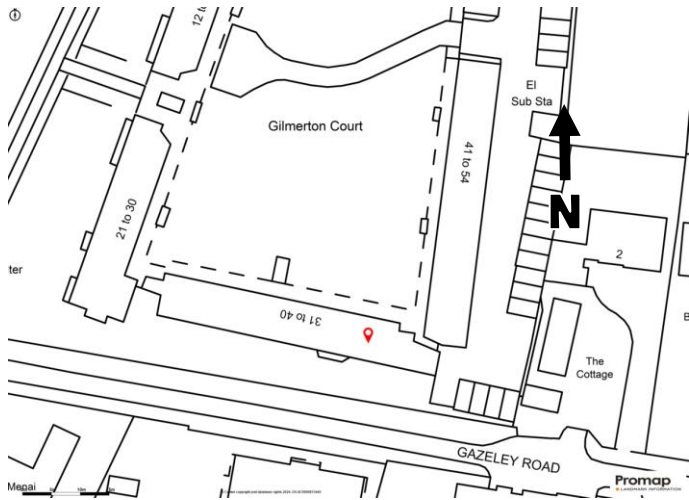
## First Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.5 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



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