



Wren House, 2 Patagonia Way,  
Cambridge, CB3 0UP

**Guide price £400,000**

## Wren House, 2 Patagonia Way,

Cambridge, CB3 0UP

- EPC rating A
- Well planned living space
- Excellent location
- Nearly new apartment

A large two-bedroom apartment with an EPC rating A, a triple aspect, and parking, all located in a great position within this new and popular development close to the city centre.

The accommodation extends to 760sq. ft and is nearly new, having been completed in 2023, the spaces are bright and airy and have large windows, plus there is a private outdoor space.

Located on the first floor and accessed via a secure stairwell there is a private terrace at the front and a door to the large hallway, the living space has a triple aspect and includes a well-planned and stylish kitchen area with various integrated appliances and plenty of worktops. The living area is lovely, with a full-height window to one aspect and double doors to the covered terrace. Off the hallway, there is a useful utility/laundry cupboard.

Both bedrooms are doubles, making it ideal for shares, those wanting a lodger or just great home-working/spare bedroom space. The main bedroom has fitted cupboards and a well-appointed ensuite shower room.





The separate, main bathroom, is very well appointed too, and has a shower over the bath.

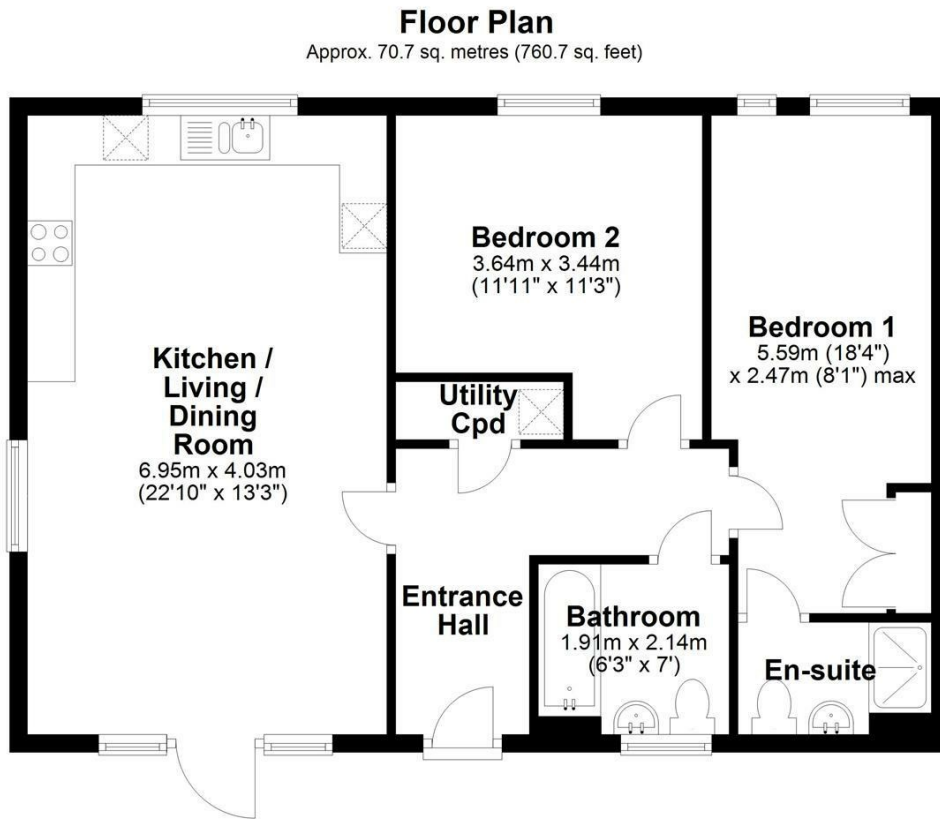
Outside there is a private terrace which is covered, there is an allocated parking space and charging is available. There are bike and bin stores.

The immediate location is excellent and the property is within walking distance of the new shopping area including a supermarket, the library, the tennis courts, sports fields, allotments and lake. The primary school with playing fields will be built nearby in the future.

Wren House is on Patagonia Way which is within the popular Darwin Green development just off Huntingdon Road, it will be well served with local facilities and amenities and is also close to Eddington and Girton both of which offer excellent local amenities and shopping. Access to the city is quick and the centre and river are just 8 minutes by bike and the A14 is under 2 miles. SAT NAV: CB3 0UP What3words: ///cliff.speeds.trails



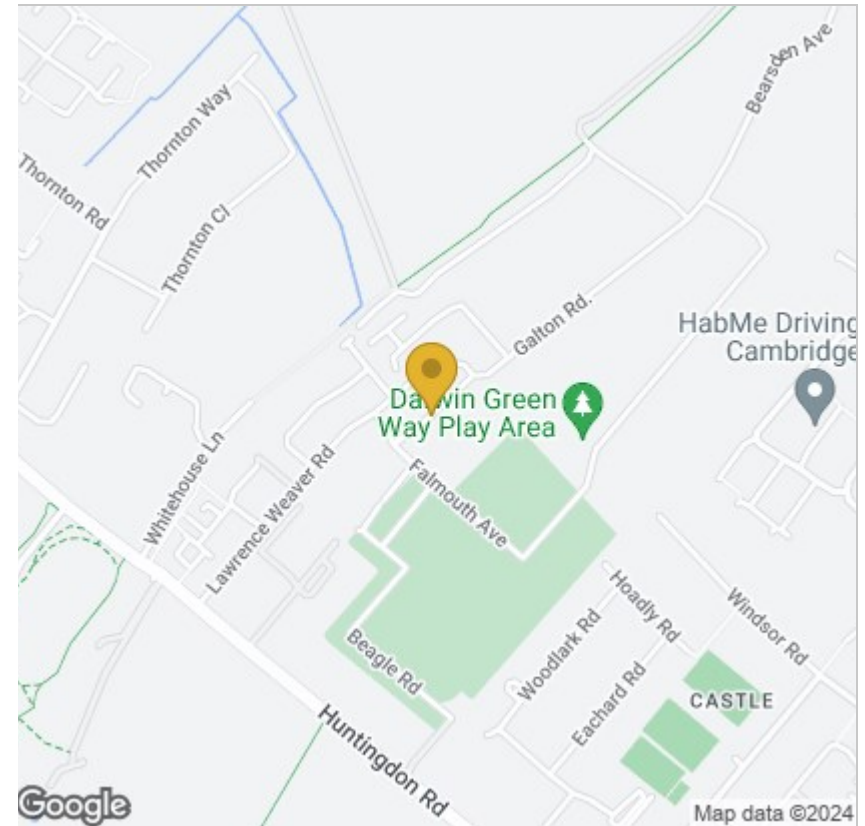
# Floor Plan



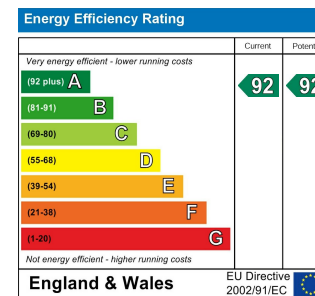
Total area: approx. 70.7 sq. metres (760.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold 998 years remaining. Ground rent: peppercorn. Service charge: £1793.49 p.a.  
Council tax band: D

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