



28 Charger Road, Trumpington
Cambridge, CB2 9EA

Guide price £470,000



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- Wonderful views over Trumpington Meadows
- Two double bedrooms
- Ensuite shower room
- External terrace
- An allocated parking space
- A wonderfully presented ground-floor apartment, with two double bedrooms, and with beautiful and uninterrupted views over Trumpington Meadows.

Built in 2018, the accommodation extends to over 850 sq ft and is set within Lord Byron House, in a quiet location on the edge of the well-regarded Trumping Meadows development.

A wide entrance hall with two good storage cupboards leads all the way through to the main kitchen and living area. This is a brilliant space with a double aspect and bi-fold doors directly out to the terrace. The kitchen is a modern design with plenty of storage space. It's very well equipped with a 1.5 sink, integrated double oven, 5-ring gas hob, fridge freezer, and a dishwasher.

There is a feature wall adjacent to the dining area, and the living space is a really good size, even more so when the doors to the terrace are open, incorporating the terrace with its views over





the meadow. The external terrace is paved and partially covered, and lawns run down to the border of the development.

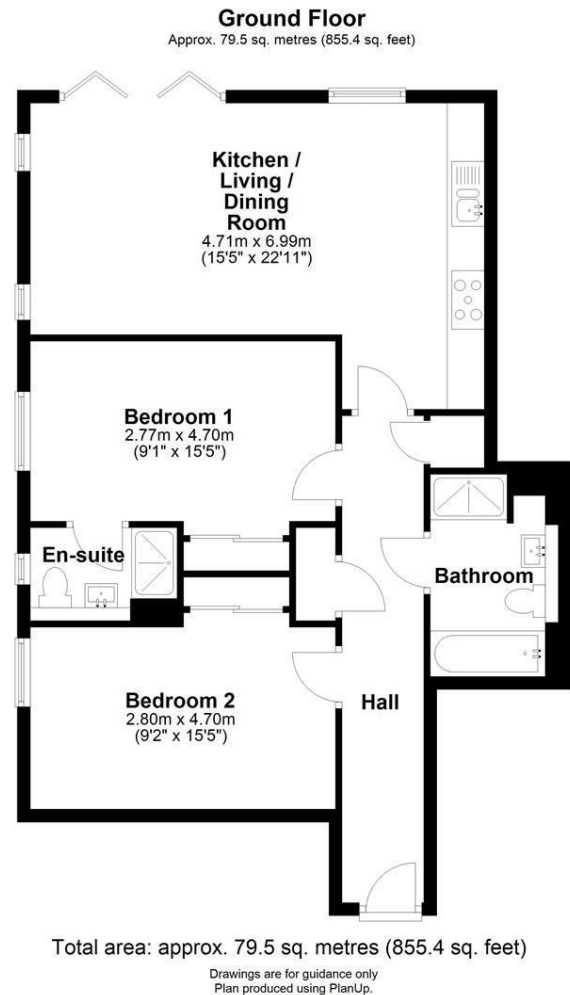
There are two excellent-sized bedrooms - both large doubles. Both also have integrated wardrobes, and the primary bedroom additionally benefits from a modern en-suite shower room. The family bathroom is equally well presented with a double shower and a separate bath.

The location is perfect for Addenbrooke's and the bio-medical campus, which can be reached within minutes. The city centre is an easy bike ride away, as are many of the best local schools. There are excellent local facilities in Trumpington and nearby Great Shelford. Cambridge South train station, which is nearly complete at the Addenbrookes site, will be a 10-minute walk away.

What3Words:///song.figure.token
SatNav: CB2 9EA



Floor Plan

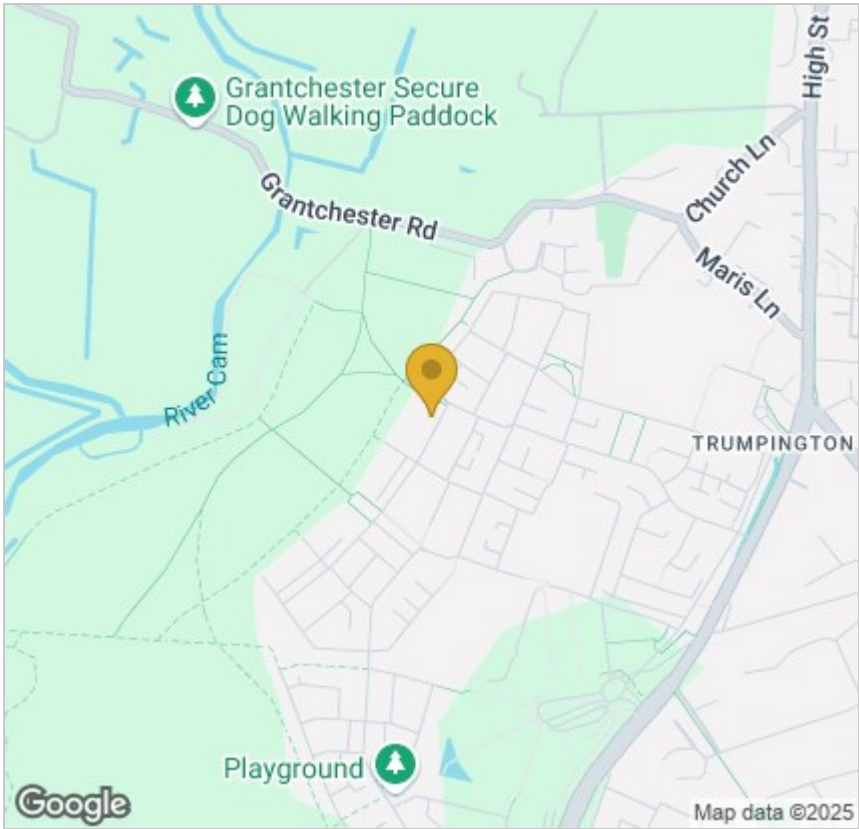


Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

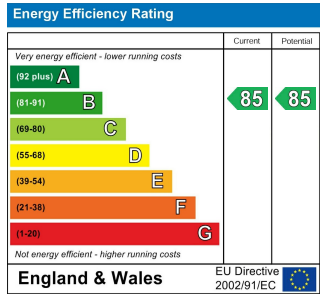
Tenure: Leasehold. 999 year lease with 991 years remaining. Service charge is £2,600p/a. Ground rent is £56p/a

Council tax band: C

Area Map



Energy Efficiency Graph



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