



Renard Way, Trumpington, Cambridge, CB2 9EW



## Renard Way

Trumpington, Cambridge,  
CB2 9EW

2 2 1

**£2,200 PCM**

- Minimum 6 Month Tenancy
- Available from 01/05/2025
- Unfurnished
- EPC Rating: B
- Council Tax Band: C
- Gas Central Heating
- Large Roof Terrace with Views
- Allocated Parking Space

A stunning 2 bedroom penthouse apartment with large roof terrace enjoying views over adjacent country park. The accommodation comprises entrance hall, open plan living room kitchen with roof terrace and balcony off, principle bedroom with en-suite shower room, 1 further double bedroom and bathroom. Allocated parking. Unfurnished. Available 01/05/2025. EPC: B and Council Tax Band: C.





## LOCATION



Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

## **SITUATED ON THE THIRD FLOOR**

### **ENTRANCE HALLWAY**

storage cupboard with plumbing for washing machine, phone entry system, doors to bedrooms, bathroom and:

### **OPEN PLAN LIVING ROOM/KITCHEN**

kitchen area fitted with base and wall units, worktops, 1.5 bowl sink with window to rear aspect above, and integrated appliances including double oven, five ring gas hob with extractor above, fridge freezer, wine fridge and dishwasher, open to living area with window to rear aspect, patio doors to balcony and further patio doors to:

### **ROOF TERRACE**

large paved terrace with brick parapet wall and views over adjacent country park.

### **BALCONY**

decking and metal rail balustrade and views over adjacent country park.

### **BEDROOM ONE**

built in wardrobe with sliding mirrored doors, corner window to front and side aspect, further window to front aspect and door to:

### **EN-SUITE SHOWER ROOM**

large shower enclosure with glass and chrome sliding door, low level wc, wash basin, heated towel rail, tiled walls, cupboard housing boiler and window to side aspect,

### **BEDROOM TWO**

built in wardrobe and 2 windows to front aspect.

### **BATHROOM**

panelled bath, large shower enclosure with glass and chrome sliding door, low level wc, wash basin, tiled walls and heated towel rail

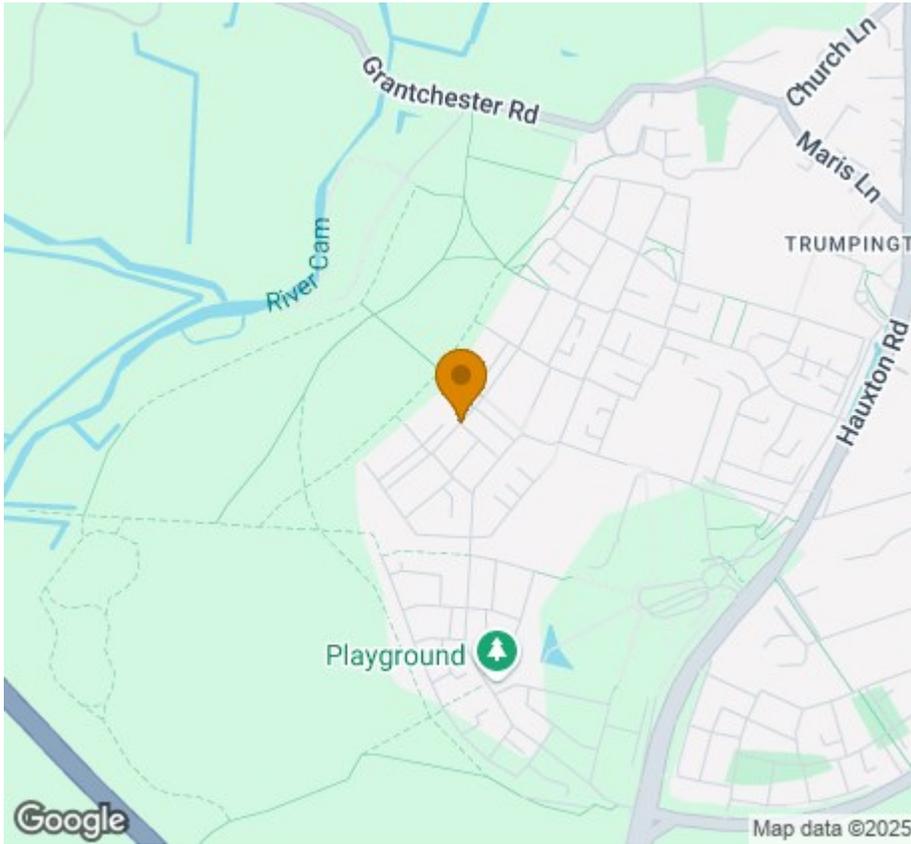
### **LETTING AGENT NOTES**

For more information on this property please refer to the Material Information brochure on our Website.

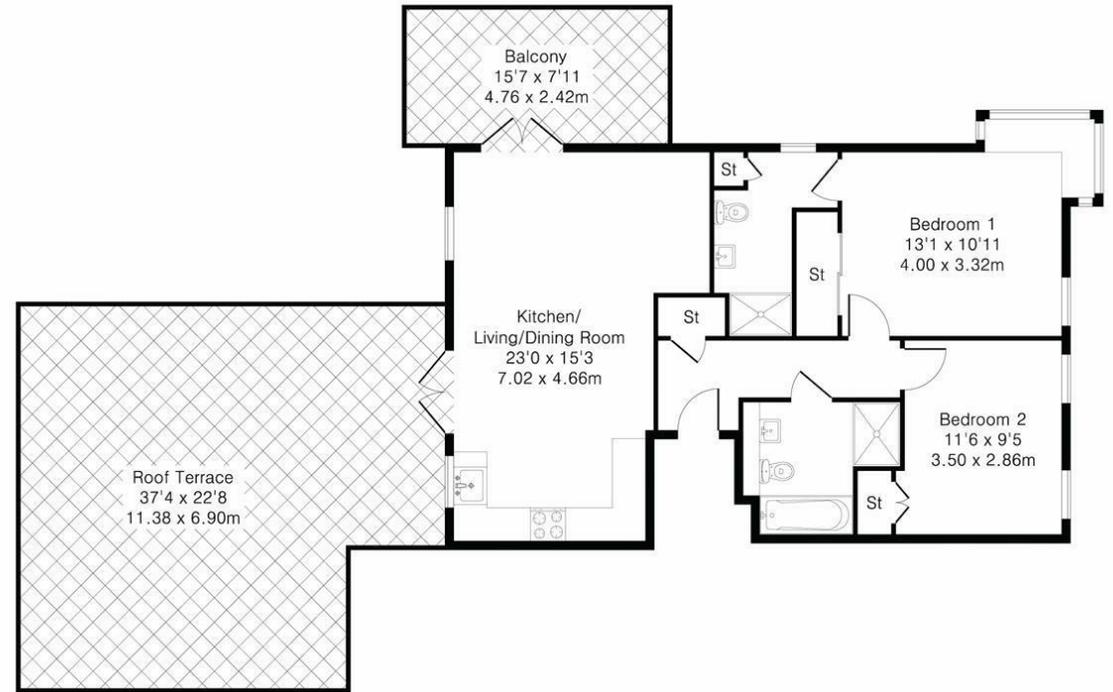
Term - Minimum 6 month tenancy  
Holding Deposit - £507  
Deposit - £2,538







**Approximate Gross Internal Area 807 sq ft - 75 sq m**



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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.