



64 Hering Road, Trumpington, Cambridge, CB2 9GW  
Guide Price £475,000 Leasehold



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**A SUPERB, MODERN TWO-BEDROOM, TWO-BATHROOM GROUND FLOOR APARTMENT, BOASTING WELL-PROPORTIONED BRIGHT ACCOMMODATION THROUGHOUT, OFFERED WITH NO ONWARD CHAIN.**

- Modern, spacious ground-floor apartment
- 82.0 sqm / 882.8 sqft
- 2 double bedrooms, 2 bathrooms
- Built in 2021
- Gas-fired heating to radiators
- Spacious, open plan kitchen/ living /dining room
- EPC - B / 83
- Building warranty with approx 6 years left
- Allocated parking in secure underground car park
- Covered terrace & well-maintained communal gardens

This super ground-floor, two-bedroom apartment, offers contemporary living in a prime location close to the busway, Addenbrooke's Hospital, Biomedical Campus and Cambridge city centre. Boasting a bright open-plan design, a covered allocated parking and the balance of the 10 year NHBC warranty.

The spacious open-plan kitchen/living/dining area is flooded with natural light, courtesy of a large window and a door leading to the generously sized, covered terrace. The stylish kitchen features a range of modern base and wall-mounted units, an integrated fridge/freezer, electric oven, induction hob, dishwasher and a washing machine.

There are two good-sized double bedrooms, bedroom 1 benefitting from built-in wardrobes and a luxury ensuite. The contemporary family bathroom is fitted with a sleek three-piece white suite, including a shower over the bath and a heated towel rail.

Benefits from an allocated parking space in a secure underground car park, secure cycle storage for multiple bicycles and secure bin storage.

**Agent's Note**

Pets require consent. Subletting requires notice.

**Location**

Trumpington is an eagerly sought-after residential area 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. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. The property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus and will be a short walk to the soon to open Cambridge South train station. Nearby, there are the excellent walks and leisure facilities of Hobson's Reserve. There are several good local schools and most of the city's private schools are also within easy reach.

**Tenure**

Leasehold

Lease is 250 years in length with just over 244 years remaining.

Service Charge is approximately £3000.00 per annum. This is reviewed annually and adjusted according to associated costs relating to the management of internal and external communal areas, podium garden, undercroft parking etc.

Ground Rent - The owner confirms that there is a 'peppercorn rent', which is generally not demanded.

Managing Agent: Encore

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

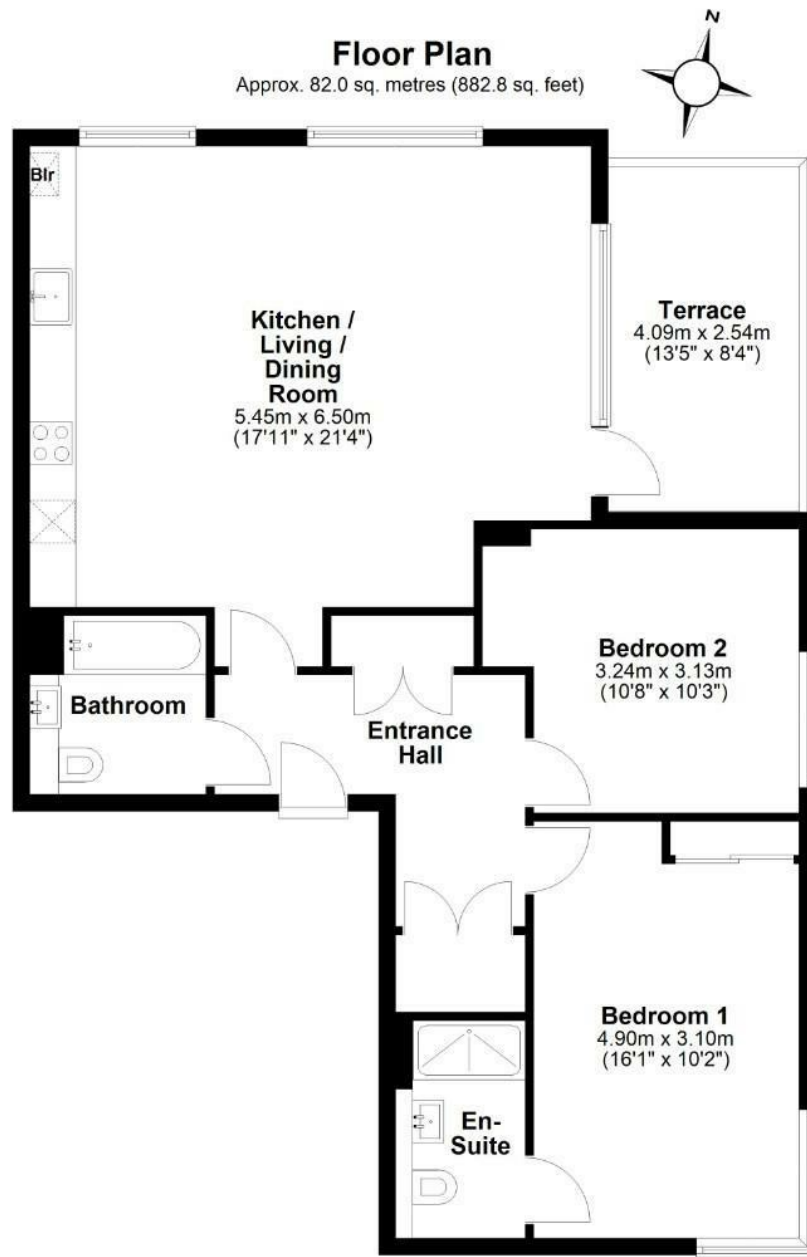
**Fixtures and Fittings**

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

**Viewing**

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





Total area: approx. 82.0 sq. metres (882.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



