GRAY TOYNBEE

10, Hackett House, Glebe Farm Drive

Trumpington, Cambridge, CB2 9PF

Guide price £385,000

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Hackett House, Glebe Farm Drive

Trumpington, CB2 9PF

- 1.2 miles from Cambridge South Station
- No upward chain
- Top-floor apartment
- Leasehold (235 years remaining)
- Allocated parking and bike store
- Principal bedroom with balcony and en suite

An immaculate apartment with allocated parking and a secure bike store, within easy reach of Addenbrooke's, Biomedical Campus and Cambridge South Station, for sale with no chain.

No.10 Hackett House is a bright and well-proportioned 2 bedroom top-floor apartment of 878 sqft, conveniently positioned on the edge of this popular development, within easy reach of Addenbrooke’s, Cambridge South Station and the City Centre.

There is a spacious kitchen/living/dining room with high ceilings and stunning panoramic views across open countryside. The kitchen itself has been fitted with a range of base and eye-level units and has various integrated appliances, all of which are included in the sale.

There are 2 double bedrooms, bedroom 1 with built-in wardrobes, an en suite shower room and its own private balcony. The bathroom has been fitted with a white suite, and is complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside, the property benefits from an allocated parking space and a secure bicycle store. In addition, there are various visitor parking bays available within the development. There is a secure communal entrance with stairs and lift to the property.

The lease has about 235 years remaining and there is a ground rent of £250 per annum. The service charge is £2,850.78 – this includes external window cleaning; garden maintenance and general maintenance of the building.

Trumpington is well located for access to Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South Station is just 1.1 miles from the property.

The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are also within easy reach of Trumpington.

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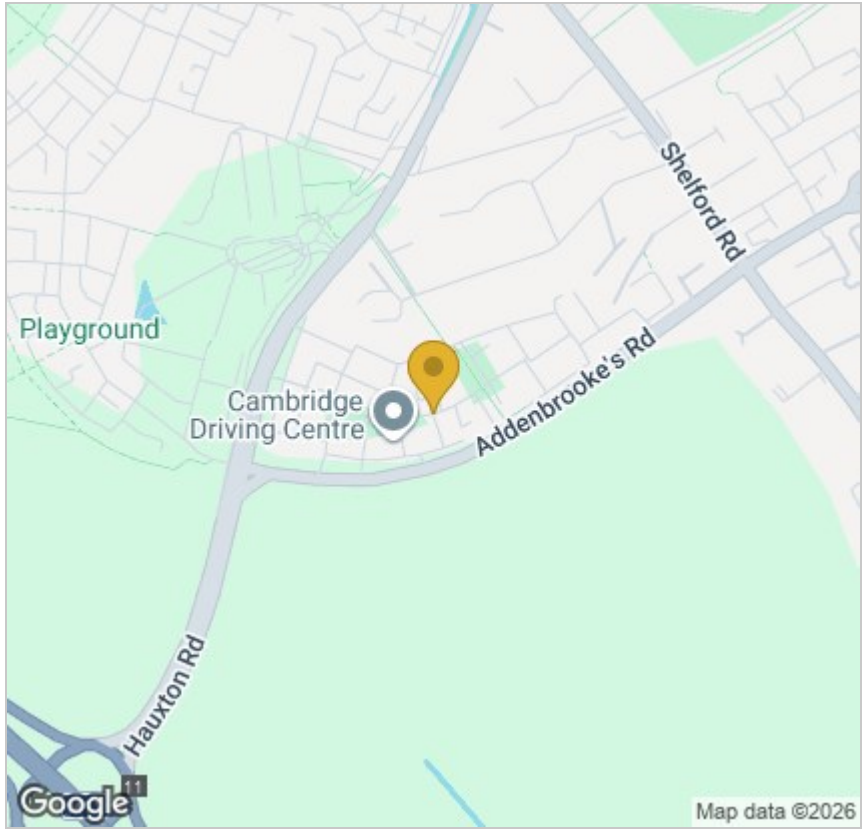
Third Floor

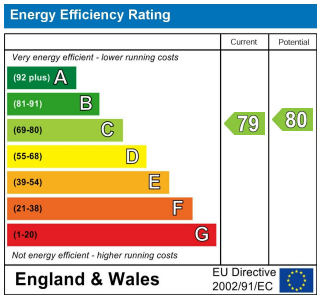
Approx. 81.6 sq. metres (877.9 sq. feet)

Total area: approx. 81.6 sq. metres (877.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: D

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