



32 Renard Way, Trumpington, Cambridge, CB2 9EW
Guide Price £465,000 Leasehold



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A STYLISH TWO BEDROOM GROUND FLOOR APARTMENT, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING AND GARDEN, BACKING ONTO TRUMPINGTON MEADOWS.

- Spacious two bedroom, 2 bathroom ground floor flat
- Well equipped kitchen with integrated appliances
- Luxury four piece guest bathroom
- Gas fired central heating to radiators
- EPC-B / 84
- 850 sqft/78 sqm
- En suite to master bedroom
- Paved terrace garden with views over meadows
- Built in 2017
- Council tax band-C

This stylish apartment boasts a fabulous ground floor position with uninterrupted views over Trumpington Meadows, a 58 acre nature reserve, perfect for those who enjoy exploring the great outdoors. The meadows include woodland, ponds, flower meadows and the River Cam is close by with lovely walks to Grantchester and beyond. The apartment was constructed in 2017 and has been beautifully and meticulously maintained and offers bright and spacious accommodation, so conveniently located for Cambridge City, Addenbrooke's Medical Campus and excellent commuter links with the M11/A14 close by.

The property is accessed via a secure telecom entry system to a large welcoming communal reception area. The panelled front door leads to a generous 'L' shaped entrance hall with two large storage cupboards, one of which has plumbing for a washing machine. Both bedrooms are large doubles, both with fitted wardrobe cupboards and a luxury ensuite shower room to the master. The guest bathroom boasts both a panelled bath and a tiled shower cubicle. The heart of this home is the large open plan kitchen/dining/living room, a dual aspect room with bi-fold doors to the garden. The kitchen area is fitted with attractive white gloss cabinetry with ample fitted working surfaces and an inset one and a half sink unit with a mixer tap and drainer, five-ring gas hob, double oven, integrated fridge/freezer, dishwasher and a wine cooler.

The property further benefits from gas fired central heating and Karndean flooring throughout most of the property. There is also allocated parking and a paved terrace garden.

Location

The Trumpington Meadows district of the City is conveniently positioned off Hauxton Road with easy access to Cambridge, Addenbrookes Hospital and onto the M11 and A10. There is local shopping including Waitrose and primary school in Trumpington Meadows and schooling for all age groups in the state and private sector are available in the City. The property also benefits from close proximity to Trumpington Park & Ride.

Tenure

Leasehold – 999 years from 1st April 2017

Ground rent - £295 per annum. The review period and the increase at each review is to be confirmed by the vendor.

Service Charge - approx £1450 per annum. This is reviewed annually. The increase is believed to be in line with associated costs but is to be confirmed by the vendor.

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council Tax Band - C

Fixtures and Fittings

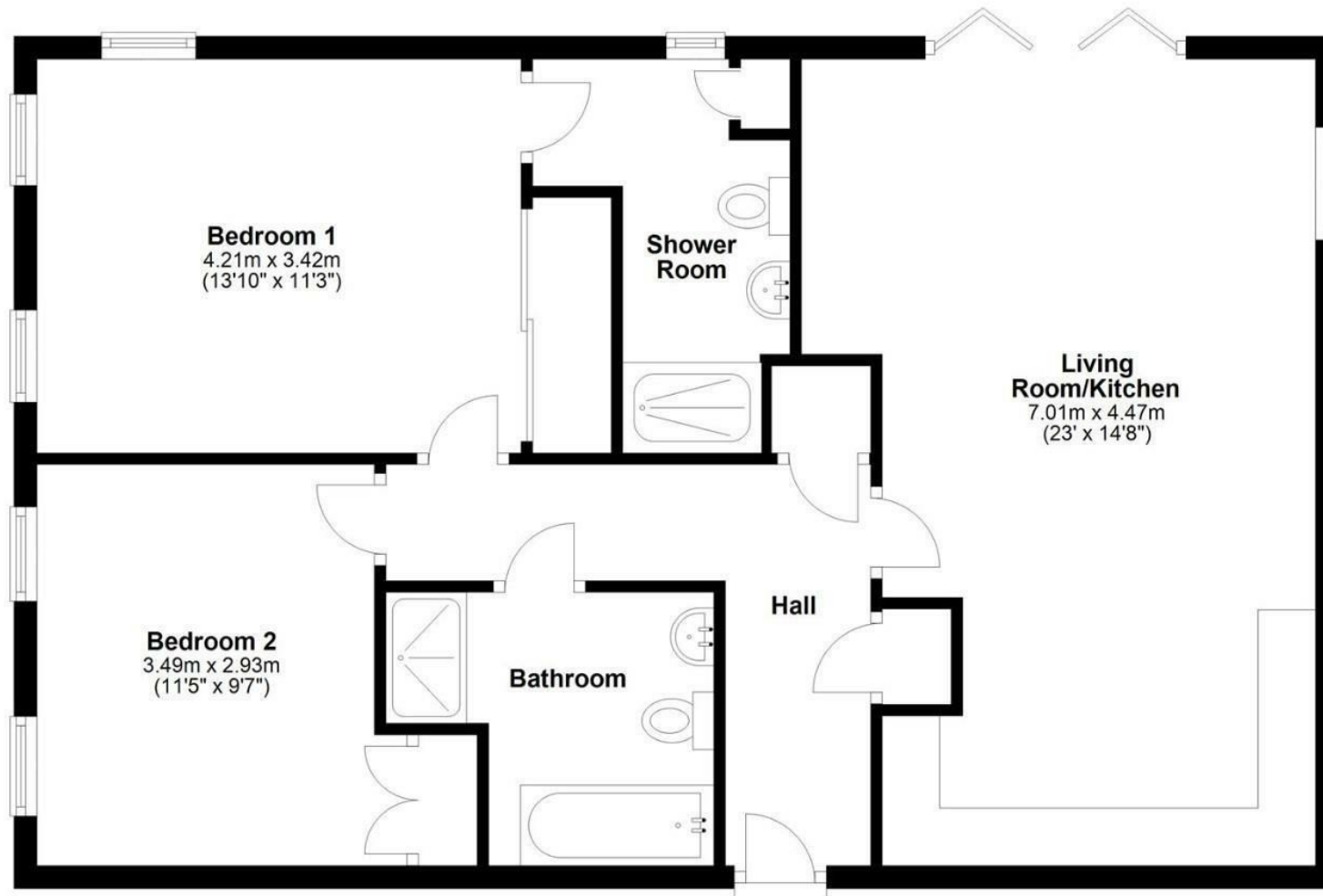
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 78 sqm (850 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

