



Royal Way, Trumpington CAMBRIDGE  
**£580,000 Leasehold**

**Sharman  
Quinney**

# Key Features



99 Years remaining as of 16 Jun 2014

£3779.28 Ground Rent pcm

Review due: Ask Agent

£442.56 Service Charge pcm

Review due: Ask Agent

- Modern family home
- Light spacious living room
- Modern fitted kitchen / diner
- Gated off road parking for two vehicles
- Sought after Trumpington
- Excellent access to Cambridge, Addenbrookes and M11
- Option to purchase at 75% for £435,000

Located in the highly desirable area of Trumpington, this spacious family home offers generous living space combined with modern, contemporary accommodation, further enhanced by features such as solar panels and an air filtration system.



The ground floor features a welcoming entrance hall, a convenient downstairs WC, a bright and spacious living room filled with natural light, and a contemporary open-plan kitchen/diner, ideal for both everyday living and entertaining.

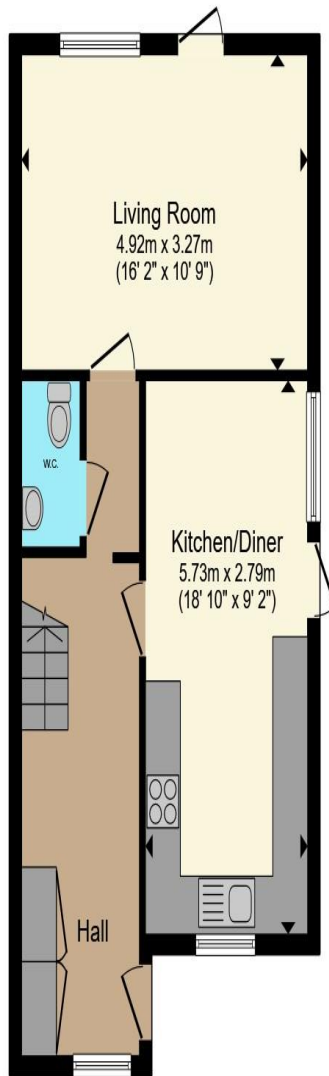
To the first floor are three well-proportioned bedrooms, complemented by a stylish family bathroom, providing comfortable accommodation throughout.

Externally, the property benefits from a rear garden mainly laid to lawn with a patio area, perfect for outdoor dining and relaxing. There is also gated off-road parking for two vehicles, adding further practicality and convenience.

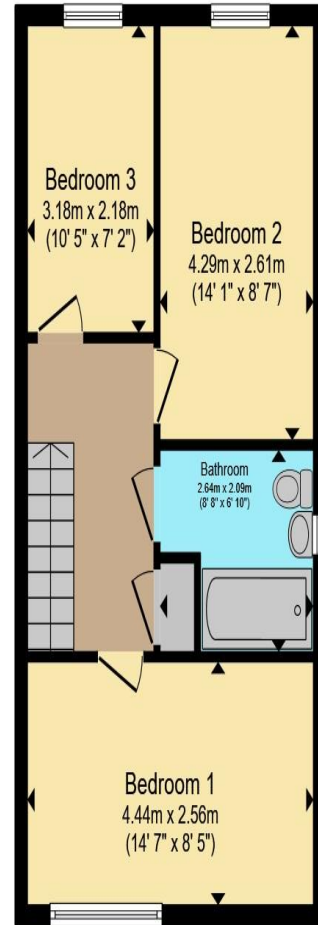
Trumpington remains one of Cambridge's most sought-after residential locations, offering excellent access to the city centre within minutes. The property is ideally positioned close to the traffic-free cycle route alongside the guided busway, making commuting simple. Waitrose is within easy walking distance, while the M11, Addenbrooke's Hospital and the Biomedical Campus are all readily accessible.

£580,000 for 100% Freehold  
£435,000 for a 75% share (Leasehold)





**Ground Floor**



**First Floor**

Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01223 844760**

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