



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this beautifully presented one-bedroom, shared ownership, apartment located on Fowler Avenue, within the highly sought-after development located just off Long Road. Built by Hill Residential, this thoughtfully designed neighbourhood combines contemporary architecture with extensive green spaces and a strong sense of community. The development offers direct access to Hobson's Bird Park Reserve and easy access to the 40-acre Trumpington Meadows Country Park, featuring walking and cycling routes along the River Cam and towards Grantchester. Local amenities include a Sainsbury's supermarket, primary school, community centre, and nearby cafés, while the area benefits from excellent transport links with the new Cambridge South Station, Addenbrooke's Hospital, Royal Papworth Hospital and the Biomedical Campus all within walking distance. For commuters, the M11, A10, and guided busway provide easy connections to London, Stansted Airport, and surrounding towns, while Cambridge city centre is just over two miles away.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this stylish and modern one-bedroom, second floor, apartment on Fowler Avenue, Trumpington. Situated within a contemporary development just a short walk from the new Cambridge South Station and Addenbrooke's Biomedical Campus, this property combines sleek design, generous proportions, and superb transport links — ideal for first time buyers.

Upon entering the property, you're welcomed into a bright and spacious hallway with neutral tones, wood-effect flooring, and two large built-in cupboards providing excellent storage — one of which houses a hidden washing machine and the other a generous drying space. The apartment benefits from lift access, a secure entry intercom system, and a mechanical ventilation and heat recovery (MVHR) system, ensuring year-round comfort and efficiency.

The open-plan living, kitchen, and dining area is a stunning dual-aspect space that fills with natural light throughout the day. Decorated in soft, modern neutrals with warm wood flooring and sleek recessed lighting, this room is both functional and inviting. The kitchen features crisp white cabinetry, brushed chrome handles, and dark grey countertops, complemented by integrated appliances including an oven, hob, extractor, fridge/freezer, and dishwasher. The layout allows for a generous dining area and comfortable living space that seamlessly opens out onto a large west-facing balcony, perfect for enjoying the afternoon and evening sun. The balcony itself features attractive patterned metal screening for privacy and style, creating a perfect spot for relaxing or entertaining.

The bedroom is a generous double with a lovely bay window overlooking the development, flooding the room with natural light. The décor is calm and contemporary, with soft carpet underfoot and neutral walls, providing a peaceful retreat.

The bathroom is finished to a high standard with large-format neutral

wall tiles, a full-sized bath with overhead shower and glass screen, WC, pedestal basin, chrome heated towel rail, and built-in shelving for convenience.

Externally, the property benefits from private allocated parking with a lockable bollard, secure undercover bike storage, and well-maintained communal areas managed by Encore Estates. The development offers a modern, well-kept environment with landscaped pathways and convenient access to local amenities, open green spaces, and bus routes into the city centre.

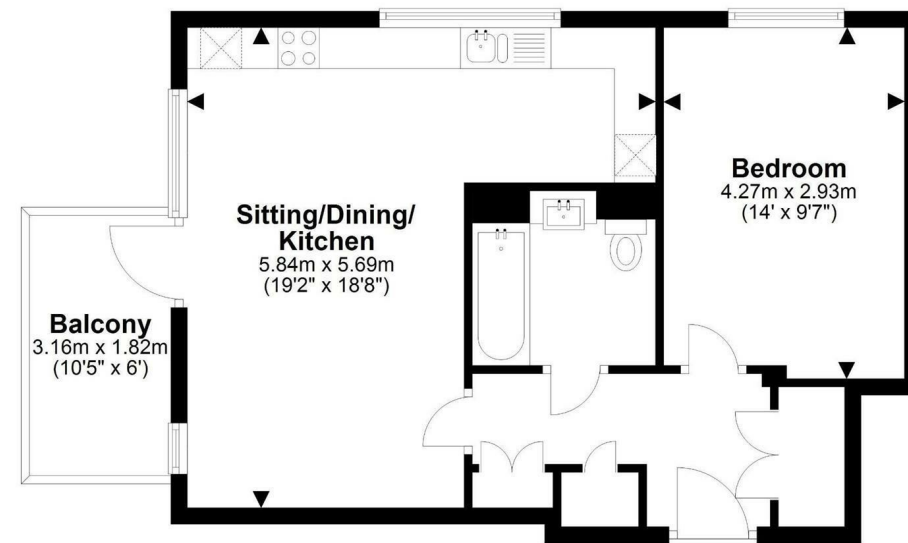
This property perfectly balances style, practicality, and location, offering a superb home for anyone looking to live in one of Cambridge's most connected and sought-after neighbourhoods.

Please call Radcliffe & Rust on 01223 307898 to arrange a viewing and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent Notes

Tenure: Leasehold - Shared ownership - 30% Share - £520 PCM rent on the 70% share not owned.  
Years remaining on lease: 117 Years  
No ground rent  
Service charge: £245.92 PCM for 2024 - 2025  
Council tax band: B  
No onward chain





Total area: approx. 50.5 sq. metres (544.1 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
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>                            | 87      | 87                         |
| (69-80) <b>C</b>                            |         |                            |
| (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<br>2002/91/EC |

