



Vicarage Way, Trumpington, Cambridge, CB2 9NT

**CHEFFINS**

## Vicarage Way

Trumpington, Cambridge,  
CB2 9NT

A top floor 2 bedroom apartment within a select development close to Addenbrooke, the city centre and M11/A10. The accommodation comprises entrance hall with utility cupboard, spacious open plan living room with fitted kitchen and balcony, 2 double bedrooms and bathroom. Further benefits include allocated parking space, secure bicycle store and lift access. We regret no sharers. Unfurnished. Available from 27/03/2026. EPC: C and Council Tax Band: C

### LOCATION

Vicarage Way forms part of an exclusive, contemporary development in the highly sought-after district of Trumpington, situated on the southern fringe of Cambridge. The property benefits from a prime position within easy reach of the city centre, together with a wide variety of everyday amenities close at hand. For commuters, Cambridge Railway Station and the nearby M11 offer excellent transport connections to London and further afield, while well-established cycle routes, frequent bus services and the guided busway provide convenient access to Addenbrooke's Hospital and the Biomedical Campus.



**£1,550 PCM**





## COMMUNAL ENTRANCE

secure communal entrance with lift or stairs access to 2nd floor.

## ENTRANCE HALL

with video entrance system and utility cupboard housing a washer dryer. The open plan living room, bedrooms and bathroom are accessed off the entrance hall.

## OPEN PLAN LIVING ROOM

with storage cupboard and window to front aspect. The living room is open to:

## KITCHEN/DINING AREA

with base and wall units, work tops, sink and integrated appliances including oven, ceramic hobs with extractor above, microwave, fridge, freezer and slimline dishwasher. Space for a dining table and chairs and patio door to:

## BALCONY

## BEDROOM 1

with window to side aspect.

## BEDROOM 2

with window to side aspect.

## BATHROOM

with bath, separate shower, toilet, wash basin with wall mounted mirror above and heated towel rail.

## LETTING AGENT NOTES

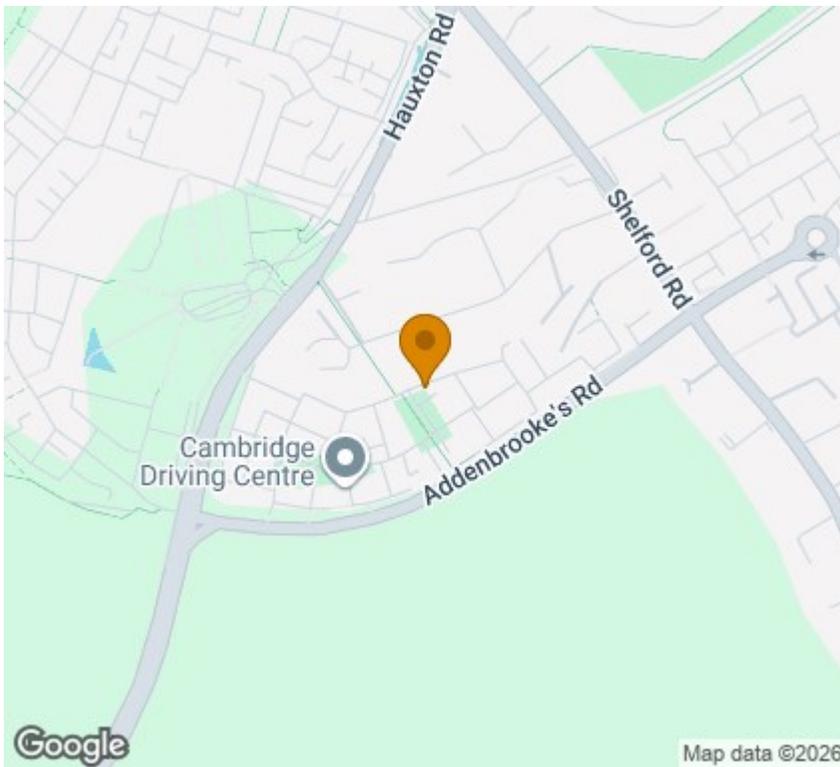
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £357.00

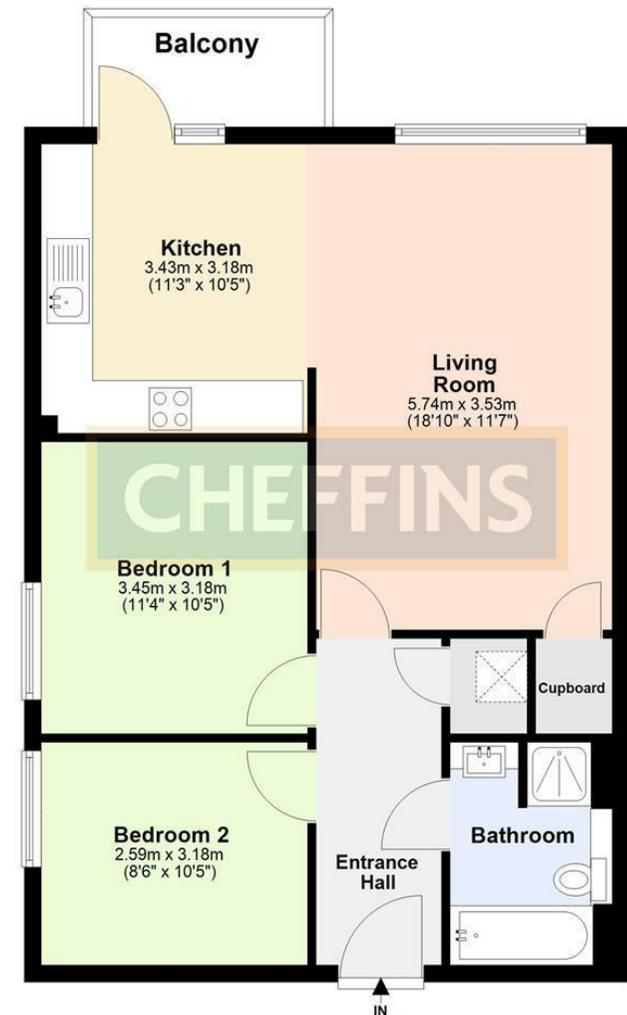
Deposit - £1788.00





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>	80	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Second Floor**  
Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

