

Hering Road, Trumpington, CB2 9GW

CHEFFINS

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Guide Price £285,000



A stylish and contemporary second-floor apartment offering well-proportioned accommodation, extending to 637 sqft, throughout enjoying attractive views over the well-maintained communal grounds and occupies a highly convenient position within this well-served development with cafe on the ground floor, providing excellent access to the city centre, the forthcoming Cambridge South railway station, and a range of major commuter links. The property is offered for sale with no onward chain.

LOCATION

Hering Road, located in the vibrant and well-connected Trumpington area of Cambridge, offers a blend of modern living and convenient access to key amenities. The location is just a short distance from the popular Cambridge Biomedical Campus, which includes Addenbrooke's Hospital, and is also well-placed for easy access to the city centre. Trumpington boasts excellent local amenities, including supermarkets, cafes, and restaurants, as well as nearby green spaces like Trumpington Meadows and Byron's Pool Nature Reserve for outdoor leisure. For families, there are several good schools in the area, including the Trumpington Park Primary School. Transport links are exceptional, with regular bus services into Cambridge and the nearby guided busway providing quick connections to both Cambridge North and Cambridge Railway Station, where you can catch direct trains to London in under an hour. Additionally, the soon-to-be-completed Cambridge South Station will further enhance accessibility for commuters.








ENTRANCE DOOR
with peephole back into communal entrance hall leading through into:

ENTRANCE HALLWAY
with wood effect flooring, wall mounted video entry telecom system, inset LED downlighters, radiator, built-in utility cupboard and doors leading into respective rooms.

FAMILY BATHROOM
comprising of a three piece suite with combined shower and bath with wall mounted shower head and further shower attachment, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM
radiator, collection of full height double glazed windows overlooking communal grounds.

OPEN PLAN LIVING AREA
Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated AEG 4 ring electric hob with glazed splashback and concealed extractor hood above, integrated AEG oven, integrated and concealed dishwasher, cupboard housing boiler, integrated and concealed fridge/freezer, inset LED downlighters, additional extractor fan, further LED striplighting top and bottom of cabinets, wood effect flooring, double glazed window overlooking communal grounds and opening through into the remainder of the Living Area with continuation of flooring, full width double glazed window and door leading out to:

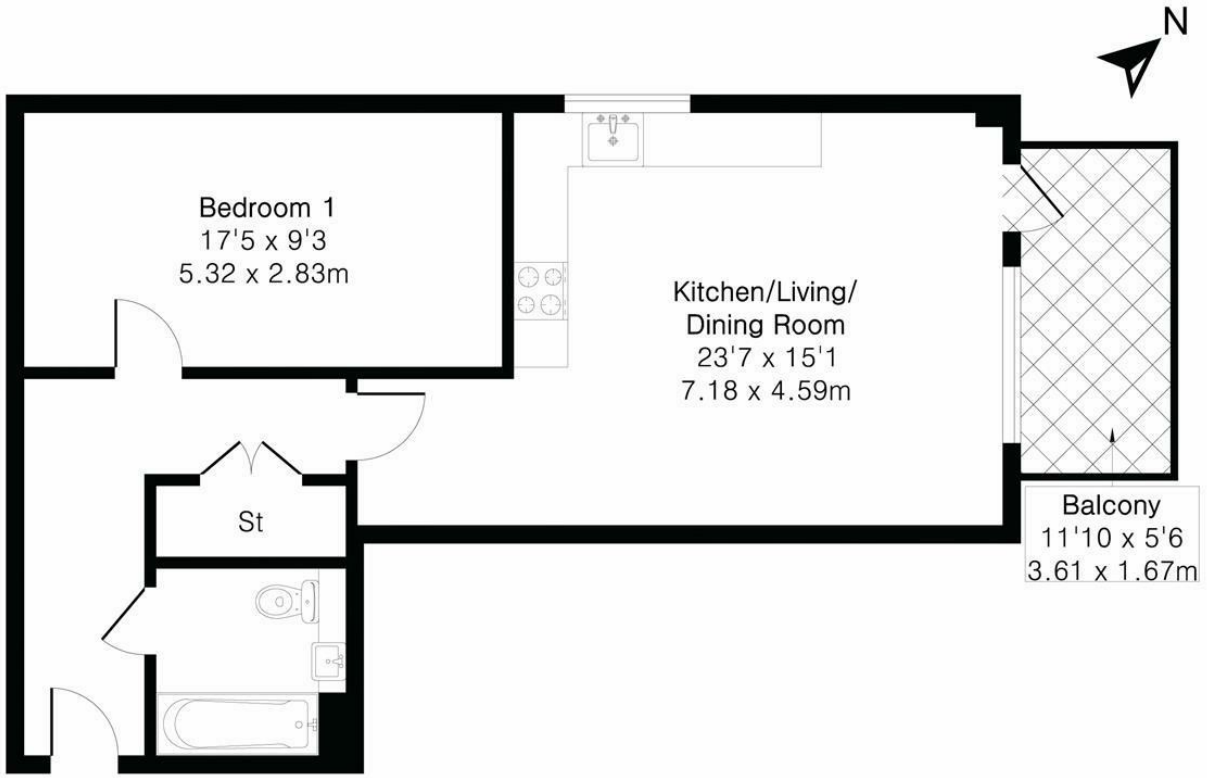
BALCONY
with composite covered decking and glass balustrades enclosing providing further views over the communal grounds.

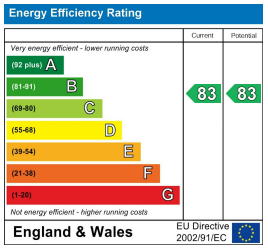
OUTSIDE
The property is approached off Hering Road by the communal entrance door with an L-shaped communal entrance hall providing access to the lift as well as bike and bin store as well as the access door into the undercroft car park where there is an allocated space for the property, stair well leading to second floor where the property is located.

AGENTS NOTES
Tenure - Leasehold
Length of Lease - 244 Years Remaining
Annual Ground Rent - £200
Annual Service Charge - £2,500
Service Charge Review Period - N/A



Approximate Gross Internal Area 637 sq ft - 59 sq m





Guide Price £285,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - Cambridge City Council

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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