

Austin Drive, Trumpington, CB2 9BB

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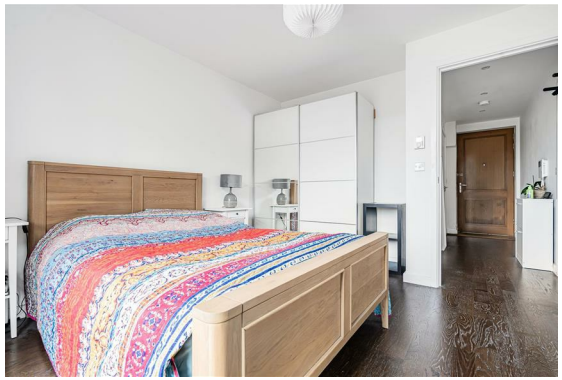
Guide Price £275,000

A beautifully presented one bedroom first floor apartment extending to approximately 531sqft. The property further benefits from an allocated car parking space and is located close to local amenities and transport links including Addenbrookes Biomedical Campus and Cambridge South station.







COMMUNAL ENTRANCE HALL

The property is approached via a brick-paved pathway leading to the communal entrance door and entrance hall. There is also rear access from the car parking area and stairs providing access to the apartment.

ENTRANCE HALL

With inset doormat, wood-effect laminate flooring, radiator and LED spotlights. Built-in storage cupboard with downlight, fuse box and hanging rail. Doors into various rooms.

KITCHEN

Fitted with a range of floor and wall-mounted units complemented by laminate work surfaces. Stainless steel sink and drainer with mixer tap. Integrated Smeg oven, grill and microwave, four-ring Smeg induction hob with extractor fan over, integrated Smeg dishwasher and Smeg fridge/freezer, together with integrated Bosch washing machine. Cupboard housing the boiler. Tiled flooring, radiator, LED spotlights and extractor fan.

SITTING/DINING ROOM

With wood-effect laminate flooring, radiator and inset downlights. Door providing access to the balcony.

BEDROOM

With wood-effect laminate flooring, radiator, inset downlights and UPVC double-glazed windows overlooking the rear of the property.

BATHROOM

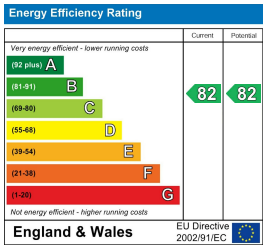
Three-piece suite comprising bath with shower over, low-level WC and hand wash basin. Tiled floor, part-tiled walls, LED spotlights and extractor fan. UPVC double-glazed window overlooking the front of the property.

OUTSIDE & PARKING

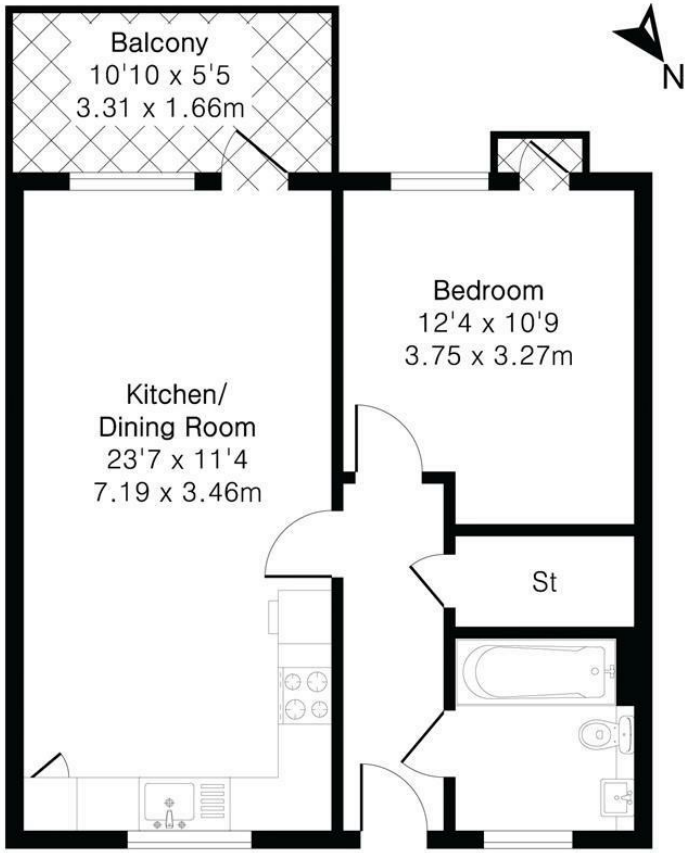
The property benefits from allocated parking together with visitor parking. Allocated parking space numbered P1257 for Flat 17. The property also has access to a private and secure indoor bike shed.







Approximate Gross Internal Area 531 sq ft - 49 sq m



Guide Price £275,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - Cambridge City

PINKPLAN

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

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