



Bush & Co.



## 8 Austin Drive, Trumpington, Cambridge, CB2 9BB

Guide Price £425,000 Leasehold



Energy Rating Band C

Austin Drive is a modern first-floor apartment of spacious proportions with dual aspect and is offered with NO CHAIN. The apartment comprises a secure communal entrance hall with stairs to the first floor. Timber front door to entrance hall, open plan sitting/ kitchen, 2 bedrooms, study and bathroom. Utility cupboard, balcony and allocated parking space.

Trumpington is a thriving, fast-growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. Cambridge South Station, which is due to open in 2026, will only be a 5-minute walk away. The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, a barber, gp surgery, a pharmacy, a library and a community centre. There is a major Waitrose supermarket and a Sainsbury's local. Trumpington Meadows Nature Reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

Accommodation in detail, secure entrance hall with stairs to first floor, timber front door to entrance hall with security phone, timber flooring and radiator. Utility cupboard with plumbing for a washing machine and shelving. Sitting/ dining room with engineered timber flooring, double-glazed door to balcony, television point and radiator. Kitchen area with sink unit, range of wall and base units, electric hob and oven, extractor hood, dishwasher, fridge and freezer, gas-fired boiler serving hot water and central heating system. 2 double bedrooms and bathroom.

Outside allocated parking space and communal gardens.

Tenure: Leasehold. Term 90 Years Remaining

Ground rent: £10 Per Year

Services Charges: £552 Per Year

Services: Mains water, drainage, gas and electricity.

Council Tax: C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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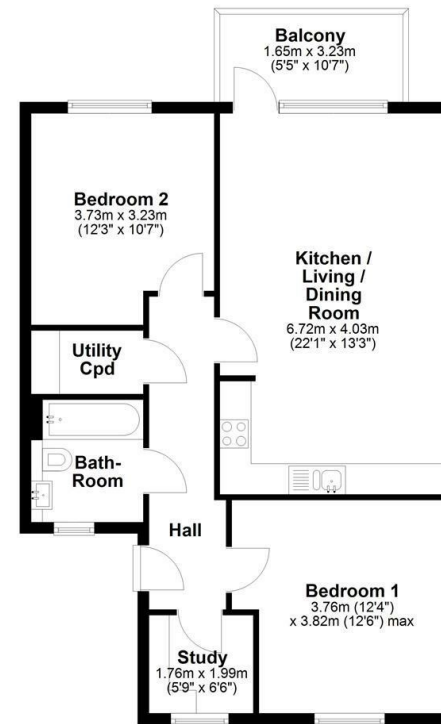
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### Floor Plan

Approx. 71.2 sq. metres (766.5 sq. feet)



Total area: approx. 71.2 sq. metres (766.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

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