



Bush & Co.





## 51 Ellis Road, Trumpington, Cambridge, CB2 9BG

Guide Price £340,000 Leasehold



Ellis Road forms part of the acclaimed Great Kneighton development positioned to the south side of the city. As such the location allows for good access to the Addenbrookes Hospital Biomedical Campus (just over 0.5 miles), the mainline railway station (around 3 miles) and the historic city centre (around 3.5 miles). There are several shops, supermarkets and amenities nearby as well as good schooling for all ages. Trumpington offers a comprehensive cycle route network with the mainline railway station and other destinations easily reachable.

The property is a top floor apartment which is accessible by lift and stairs. There is a large south facing covered balcony and allocated car parking. Sold with the advantage of no upward chain.

The long hallway has an entrance door and video entry phone system. There is a wooden floor, two windows and three useful built in cupboards. The open plan sitting/dining/kitchen offers an abundance of natural light and far reaching views courtesy of multiple full height windows. The sitting/dining area has a wooden floor and a door leads out to a covered south facing balcony with ample space for a small table and chairs. The comprehensively fitted kitchen area, with tiled floor, comprises a range of wall and base units and work surfaces with inset stainless steel sink and drainer. There is a concealed wall mounted gas fired boiler, integrated electric oven and gas hob with extractor over, plumbing for washing machine, plumbing for dishwasher and space for fridge freezer. Bedroom one is a generous double room with large window, wooden floor and built in wardrobe. Bedroom two is a comfortable single room with window and wooden floor. The three piece bathroom comprises bath with mixer tap shower over, w.c with concealed cistern and wash hand basin. There is an obscure window, air extractor fan, part tiled walls and tiled flooring.

Outside - There are several green areas nearby. There is an allocated car parking space and communal bicycle and bin stores

TENURE - Leasehold  
 TERM - 88 Years Remaining  
 MAINTENANCE CHARGES - £246.22 PCM including ground rent  
 COUNCIL TAX - Band 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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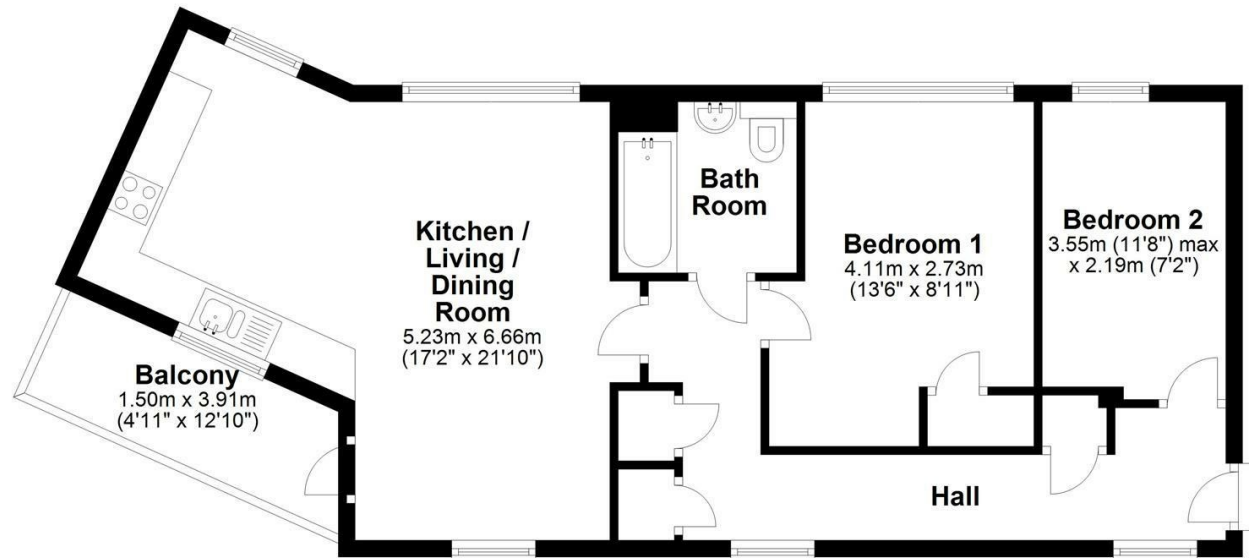
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### Floor Plan

Approx. 63.8 sq. metres (686.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.5 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

Cambridgeshire

CB1 3AN

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