

101 Addenbrookes Road, Trumpington, Cambridge, CB2 9AS

Guide Price £460,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A STRIKING CONTEMPORARY 3-BEDROOM DUPLEX APARTMENT, BENEFITING FROM A PRIVATE ENCLOSED REAR GARDEN, GATED CAR PORT AVAILABLE WITH NO ONWARD CHAIN.

- Duplex apartment
- Gas fired central heating to radiators
- 944 Sqft /87.7 Sqm
- Council tax band - D
- Constructed in 2019
- 3 beds, 1 bath, 1 recept
- Garage/carport
- EPC-B/85
- Chain-free

101 Addenbrookes Road is set back from the road and was built in 2019 situated in the award-winning Abode development. It is effectively a traditional house with its own front door, private garden and garage.

The ground floor accommodation comprises of a hallway that opens into an impressive open-plan main living space with fantastic high ceilings, a large window and door on to the garden. The kitchen is superbly fitted including integrated appliances, a range of base and eye level units and composite stone worksurfaces. Off the main room is a cloakroom.

The first floor has three bedrooms, the largest with an impressive floor-to-ceiling window and family bathroom fitted with a three piece suite.

Outside you have a private garden, laid to lawn and patio areas. At the end of the garden is a bin store and a generous garage / carport that is large enough to accommodate both a car and bicycles. The sliding door is controlled by remote fob.

Location
Trumpington is a vibrant and an eagerly sought-after residential area, just under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Some of the city's top schools are in the near vicinity, including Trumpington Community College, Hills Road, The Perse and The Leys.

Tenure
Leasehold
Leasehold is 250 years from August 2019, with 244 years remaining.
Ground rent is £400.00 per annum. Reviewed: To be confirmed.
Service charge is £1,117,00 per annum. Reviewed: To be confirmed.

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
Cambridge City Council
Council tax band - D

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

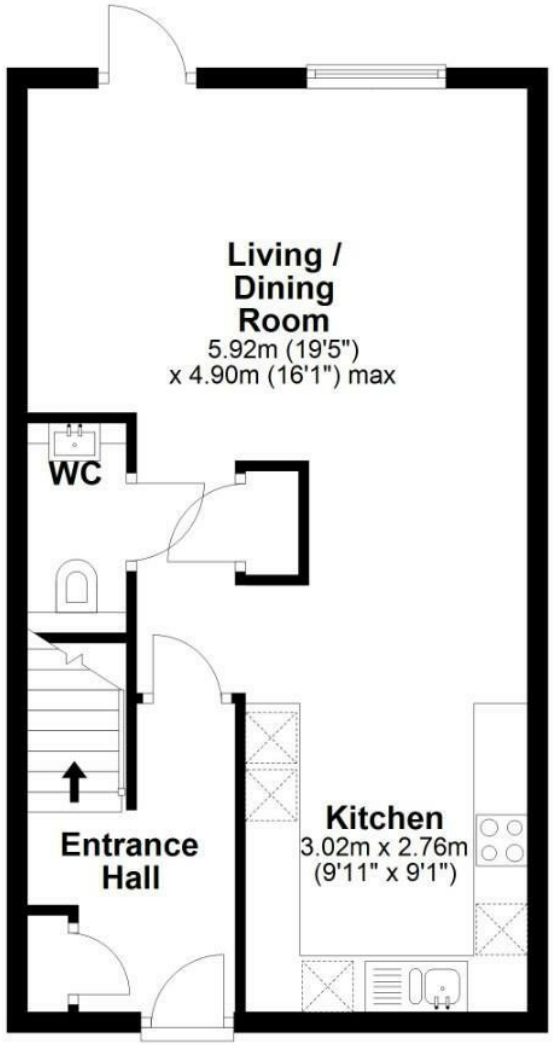
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





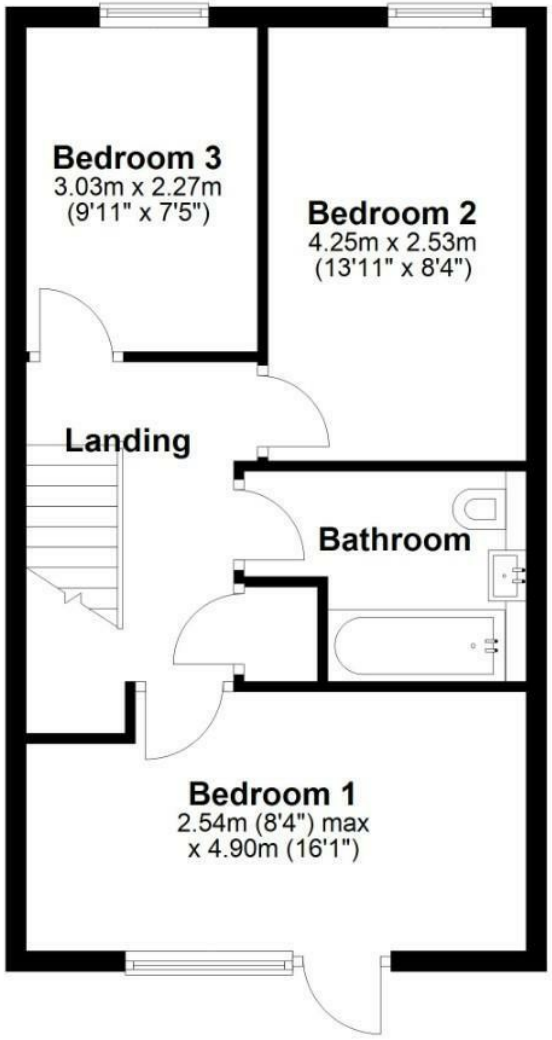
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)

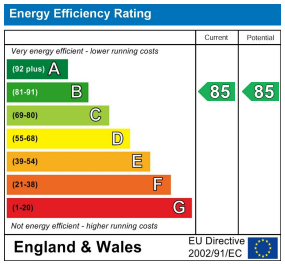


First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







