



66 Hering Road, Trumpington, Cambridge, CB2 9GW
Guide Price £485,000 Leasehold



rah.co.uk
01223 800860

A SUPERB, MODERN TWO-BEDROOM FIRST FLOOR APARTMENT, BOASTING WELL-PROPORTIONED AND BRIGHT ACCOMMODATION THROUGHOUT.

- Modern, spacious first-floor apartment • 82.3 sqm / 885.5 sqft • 2 double bedrooms, 2 bathrooms • Spacious, open plan kitchen/ living /dining room • Gas-fired heating to radiators • Built in 2021 • Fully integrated kitchen • EPC - B / 84 • Covered balcony & well-maintained communal gardens • Allocated parking in secure underground car park

This superb first-floor, two-bedroom apartment, offers well-designed, contemporary living in a prime location close to the busway, Addenbrooke's Hospital, Biomedical Campus and Cambridge city centre. The property boasts a bright, open-plan design and covered allocated parking and benefits from the remaining balance of the 10-year NHBC warranty.

Upon entering the apartment into the hallway, you immediately appreciate the space that this property offers. Off the hallway, there are two large cupboards providing much needed storage space, often lacking in other apartments. The spacious open-plan kitchen/living/dining area is flooded with natural light, courtesy of a dual aspect with three large windows and a door, which leads out to the generously sized and covered balcony. The stylish kitchen features a range of modern base and wall-mounted units, an integrated fridge/freezer, electric oven, induction hob, dishwasher and a washing machine.

There are two good-sized double bedrooms with bedroom 1 benefitting from built-in wardrobes and a luxury ensuite. Completing the accommodation is a contemporary family bathroom, fitted with a sleek three-piece white suite, including a shower over the bath and a heated towel rail.

Outside, there is an allocated parking space in a secure underground car park, bicycle and bin stores, and CCTV surveillance.

Location

Trumpington is an eagerly sought after residential area 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. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Tenure

Leasehold

Lease is 250 years in length with just over 244 years remaining.

Service Charge is £3000.00 per annum. This is reviewed annually and adjusted according to associated costs relating to the management of internal and external communal areas, podium garden, undercroft parking etc.

Ground Rent - The owner confirms that there is no ground rent payable.

Managing Agent: Encore

Services

Main services connected include: water, electricity, gas 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 leasehold interest.

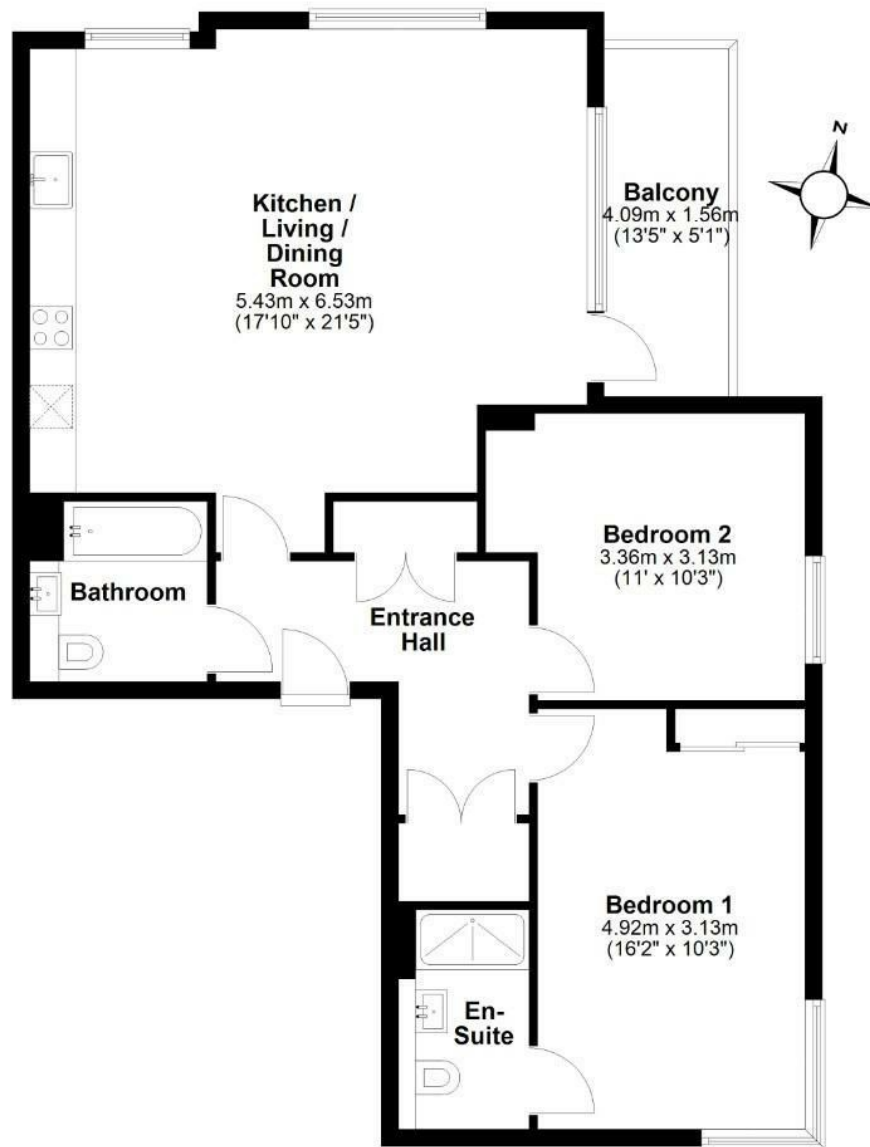
Viewing

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



Floor Plan

Approx. 82.3 sq. metres (885.5 sq. feet)



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

