



162 Renard Way, Trumpington, Cambridge, CB2 9FZ  
Guide Price £465,000 Leasehold



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**A CONTEMPORARY TWO BEDROOM, SECOND FLOOR APARTMENT, BEAUTIFULLY PRESENTED THROUGHOUT WITH PANORAMIC VIEWS OVER TRUMPINGTON MEADOWS AND CONVENIENTLY PLACED FOR CAMBRIDGE CITY CENTRE AND ADDENBROOKE'S MEDICAL CAMPUS WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- 2 bedroom second floor apartment
- 2 luxury bathroom suites
- Open plan kitchen/dining/sitting room
- Bifold doors to large terrace balcony
- Panoramic views over Trumpington Meadows
- Allocated parking and bicycle storage
- EPC - B / 84

This contemporary and stylish apartment enjoys a fine elevated position located on the second floor with uninterrupted views over Trumpington Meadows, a 58 acre nature reserve. The meadows include woodland, Byron's Pool, the River Cam and lovely walks to Grantchester village, perfect for those who enjoy the great outdoors. With this in mind, it is difficult to fathom that the Cambridge City centre, Addenbrooke's Medical Campus and major commuter links (M11, A14) are all just two to three miles away.

The property is accessed via a secure telecom entry system to a large welcoming communal reception area with elevator to the second floor. Upon entering the apartment, one is welcomed by a spacious reception hall with a coat storage cupboard, utility cupboard housing plumbing for a washing machine, and Kardean flooring. There are two large double bedrooms, both with fitted wardrobe cupboards including the master bedroom with a luxury ensuite shower room and there is a family bathroom. Particular attention is drawn to the open planned kitchen / dining / sitting room, a wonderful space with a largely glazed rear elevation bathing this space in natural light. The kitchen / dining area is fitted with attractive gloss-fronted cabinetry, Wilsonart earthstone working surfaces with an inset one and a half sink unit mixer tap and drainer and a range of integral appliances including a five-ring gas hob, double oven, extractor, full-height fridge-freezer, dishwasher and wine fridge, all complemented by Kardean flooring. From the dual aspect sitting room are bifold doors to the generous decked terrace with far reaching views over the nature reserve, an ideal place to enjoy an evening meal when the weather is fine.

There are two double bedrooms, both of which have a built-in wardrobe cupboard with the principal bedroom also benefitting from an ensuite shower room with a modern three-piece suite. The family bathroom is situated across the hallway, which is fitted with a modern, white four-piece suite.

There is allocated parking with a space found virtually outside the communal entrance hall door (109) plus a security locked bin and bicycle store.

**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 the Trumpington Park & Ride and 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. Cambridge South Station is due to be finished next year in 2025 and will be a 5-minute cycle from the property. Most of the city's schools are also within easy reach.

**Tenure**

Leasehold

Lease is 999 years with 992 years remaining

Service charge is £2339 per annum, which is reviewed annually and adjusted according to costs.

Ground rent is £295 per annum, which will remain unchanged until 2032, after which it will rise in line with the RPI. This will be reviewed every 15 years.

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

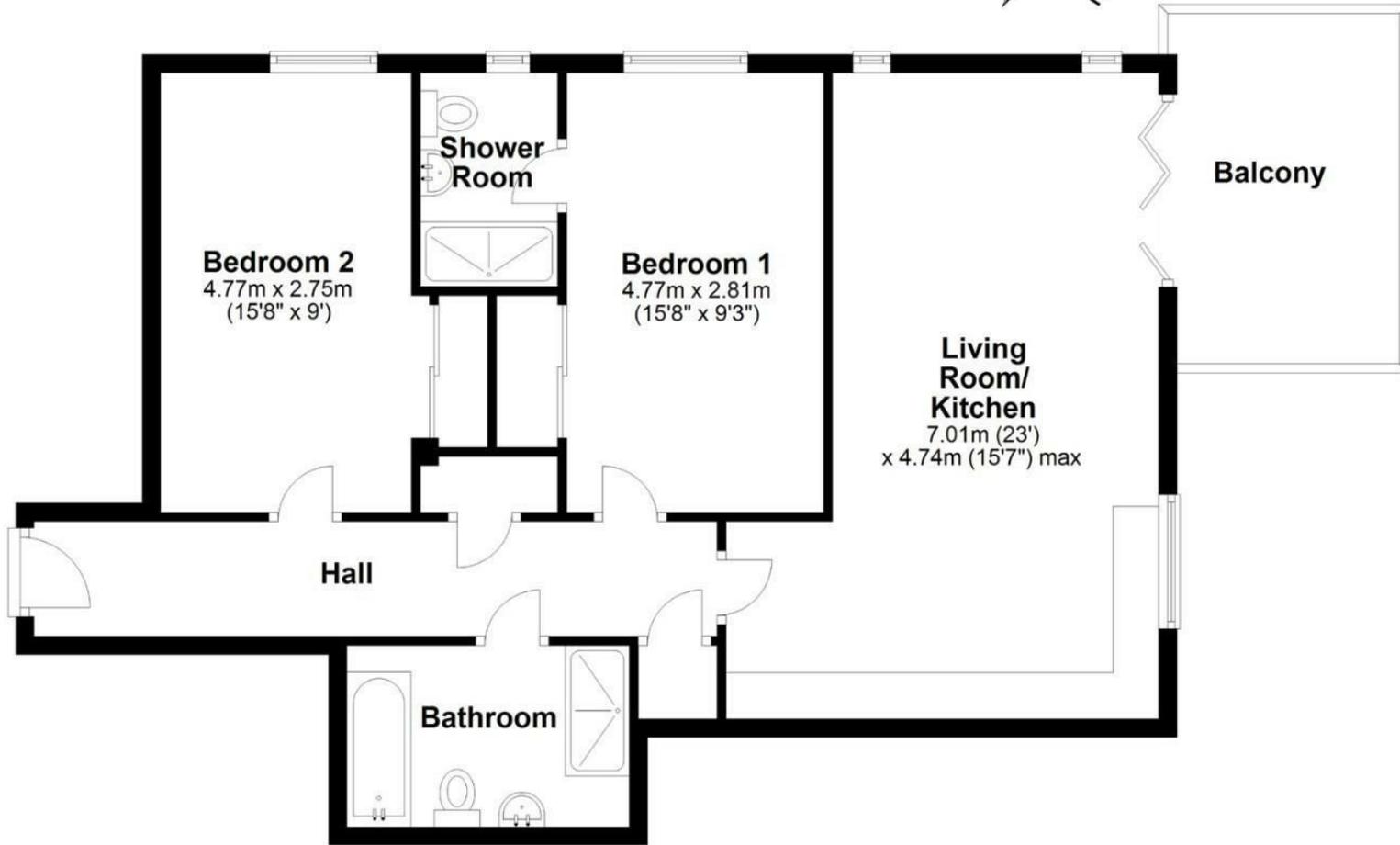
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

**Viewing**

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



## Second Floor



Approx. gross internal floor area 81 sqm (875 sqft)

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	

