



14 Gresham House, Trumpington, Cambridge, CB2 9AR
Guide Price £400,000 Leasehold



rah.co.uk
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A STYLISH MODERN TWO-BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT, IDEALLY LOCATED FOR ADDENBROOKE'S AND THE BIOMEDICAL CAMPUS. OFFERED WITH NO ONWARD CHAIN.

- Ground floor apartment
- 2 bedrooms, 2 bathroom, 1 reception room
- Heat interface unit and underfloor heating
- EPC - B / 88
- One allocated permit holder parking space
- 800 sqft / 74 sqm
- Built in 2013
- Mains electricity and solar panels
- Council tax band- C
- No onward chain

Skanska are renowned for building quality energy efficient homes, and this apartment reflects this along with its tall ceilings, spacious and light accommodation and triple glazed windows. The property also benefits from underfloor heating powered by a centralised boiler.

The building is accessed via a secure entrance with doors leading to the communal hallway.

In brief the accommodation comprises of an entrance hall to the apartment with a number of fitted cupboards providing an impressive amount of storage space. The kitchen/living/dining area has been fitted with engineered oak wood flooring and has floor to ceiling windows. The kitchen boasts a range of base eye level modern cabinetry, integrated oven, induction hob, fridge freezer, dishwasher, sink and breakfast bar.

There are two wonderfully light double bedrooms, where bedroom one has fitted wardrobes, a dual aspect with access on to the terrace and a stylish, high quality en-suite shower room. Bedroom two also benefits from a door to the balcony. There is a further high specification, three-piece bathroom suite.

There is allocated parking and communal grounds.

Tenure

Leasehold

Lease length: 250 years with 238 years remaining

Service Charge: £4,500per annum. Increased around 1-5% usually. This is reviewed annually and adjusted according to associated costs.

Ground Rent: £0.

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.

Services

Mains services connected include: electricity, water and mains drainage. Mains electricity & solar. Solar panels are on the roof and serve the whole building. Heat interface unit, as no gas fired boiler and underfloor heating.

Statutory Authorities

Cambridge City Council

Council tax band - C

Fixtures and Fittings

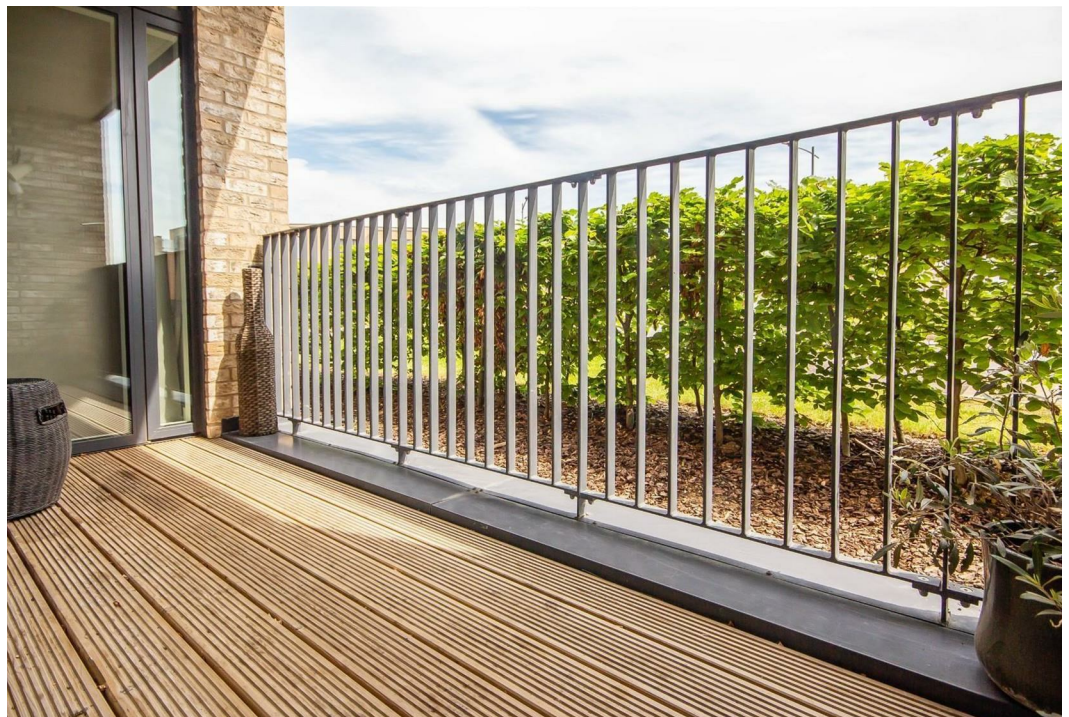
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

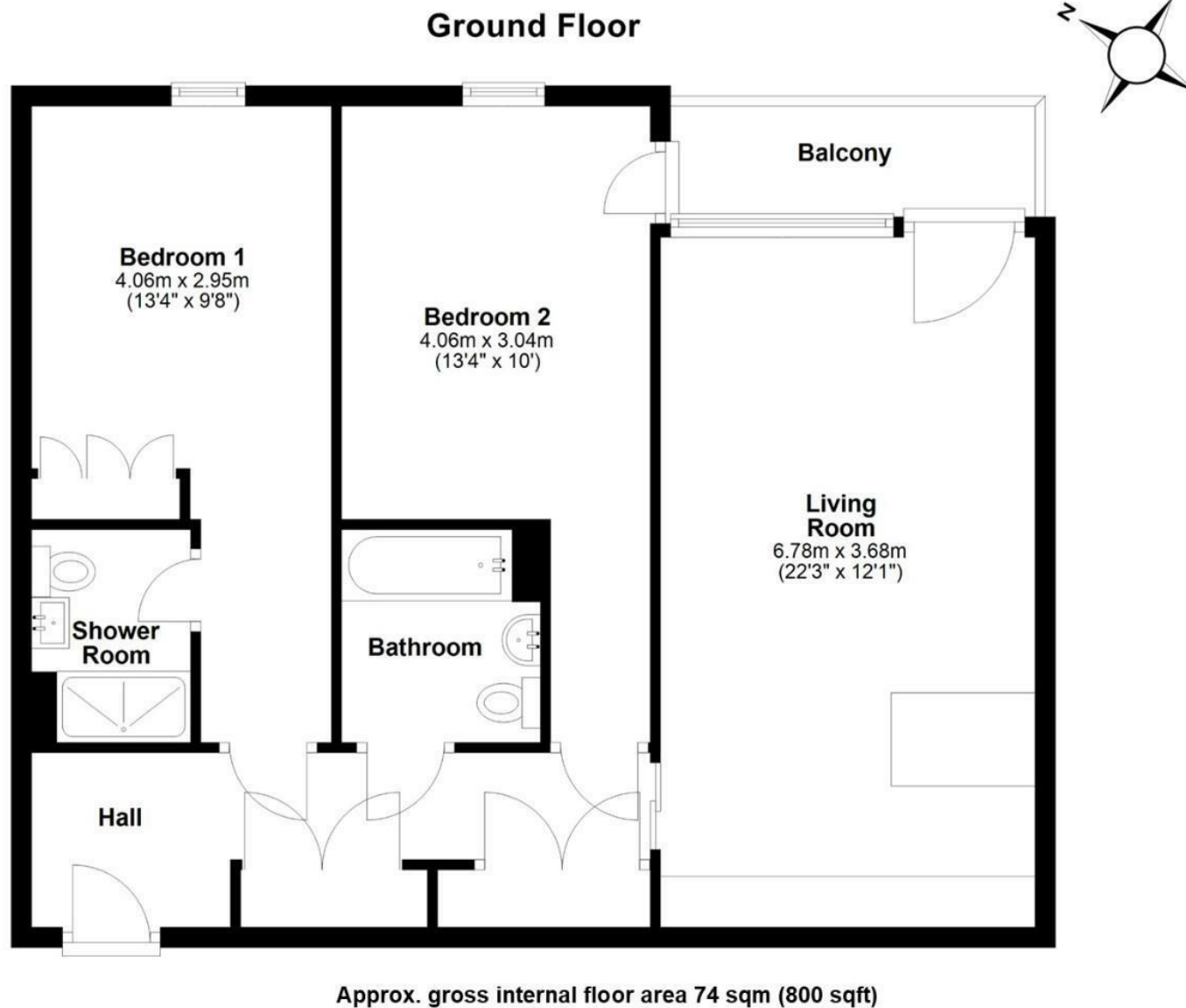
Viewing

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

Agents Note

Photos in the brochure and on the website were taken in 2019.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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.

