



13 Maddox House, Beech Drive, Trumpington, Cambridge, CB2 9PQ
Guide Price £545,000 Share of Freehold



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A MODERN AND SPACIOUS, THREE-BEDROOM DUPLEX APARTMENT, WITH VIEWS ACROSS OPEN COUNTRYSIDE, SITUATED IN THIS HIGHLY SOUGHT-AFTER NOVO DEVELOPMENT BUILT BY COUNTRYSIDE PROPERTIES IN 2013, WELL PLACED FOR EASY ACCESS TO ADDENBROOKE'S HOSPITAL, THE BIOMEDICAL CAMPUS AND M11.

- Duplex apartment
- 1161 sqft / 107 sqm
- 3 beds, 2 baths, 1 recep
- Built 2013
- Gas-fired heating to radiators
- Allocated parking
- EPC - C / 77
- Council Tax Band - D

Flat 13 is one of five apartments in the building. The current owners along with three others, have wisely purchased the freehold for the building, so now the property not only benefits from being share of freehold with a 999-year lease, but also no ground rent and a sensible service charge. The property has been carefully improved since built, to include Kahrs hardwood flooring in the living/dining room, hallways and bedrooms with Sunwood fitted blinds in the principal bedroom.

Upon entering the property you are greeted by a welcoming entrance hall, which opens to the kitchen/breakfast room, living/dining room and the generous w/c. The kitchen/breakfast room is fitted with a wide range of both base and eye-level units, stone worktop, 1.5 bowl sink with mixer tap, a range of SMEG integrated appliances including a ceramic hob, extractor hood, fridge/freezer, dishwasher and microwave with a further storage cupboard with plumbing for a washing machine. The large double aspect L-shaped living/dining room measures 14'3" by 18'11" with a south facing aspect, with full length windows to maximise natural light and views of the countryside, with access to the balcony.

The second floor is made up of three bedrooms, the family bathroom and an airing cupboard. The double aspect principal bedroom has built-in wardrobes and an ensuite shower room. The second bedroom is a good-size double and there is further a third bedroom currently organised as a home office.

Outside, there is reserved parking, allocated to the property, in addition to visitor parking spaces, with secure bike and bin stores.

Location

Trumpington is 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 as well as the Park and Ride. 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 government offices. Most of the city's schools are also within easy reach.

Tenure

Share of Freehold

Lease is 999 years with 995 years remaining.

Service charge is £1600 per annum and is reviewed annually by owners of the freehold and adjusted according to associated costs.

Ground rent - There is no ground rent on the property.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

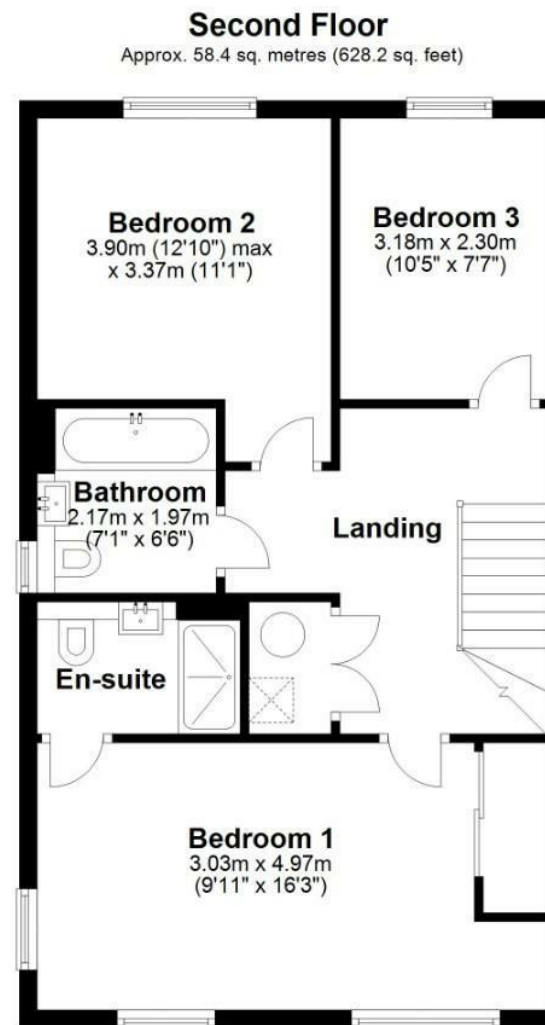
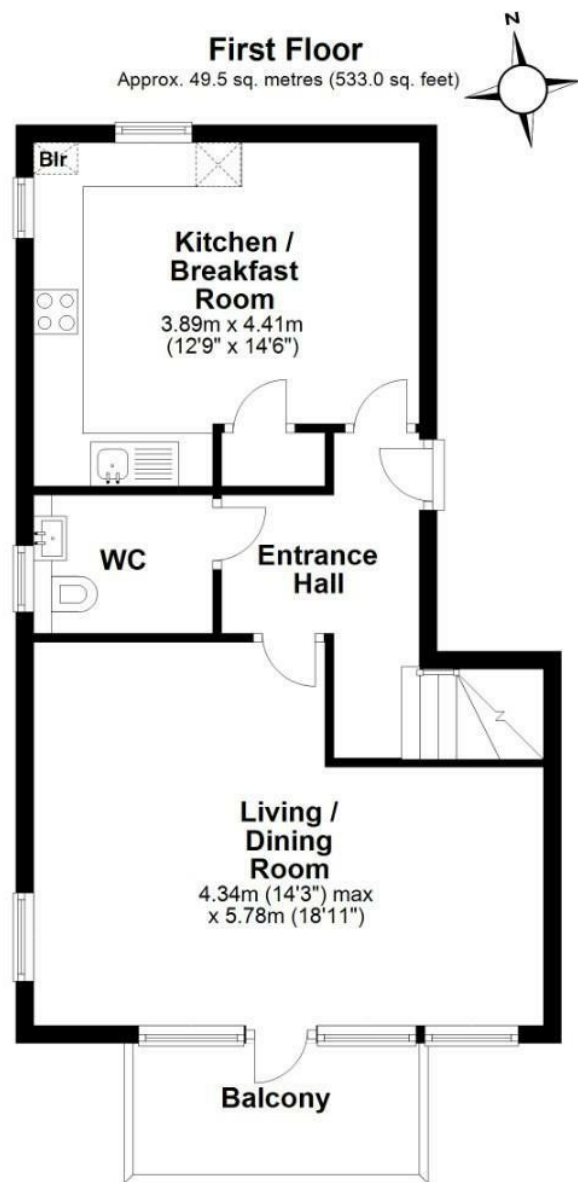
Fixtures and Fittings

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

Viewing

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





Total area: approx. 107.9 sq. metres (1161.2 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		
(69-80) C	77	77
(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.

