



74 Renard Way, Trumpington, Cambridge, CB2 9EW
Guide Price £465,000 Leasehold



rah.co.uk
01223 800860

A SUPERB TWO-BEDROOM SECOND FLOOR MODERN APARTMENT, WITH FAR REACHING VIEWS ACROSS TRUMPINGTON MEADOWS, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Apartment
- 2 beds, 2 baths, 1 recept
- Allocated parking space and visitor parking
- Council tax band - C
- 850 Sqft / 79 Sqm
- Gas fired central heating to radiators
- EPC - B / 85
- No onward chain

74 Renard Way occupies a wonderful position within the development, situated at the rear of Trumpington Meadows, taking full advantage of the 143-acre nature reserve. The property benefits from the remaining balance of the NHBC balance (circa 5 years).

The property is accessed via a secure telecom entry system to a large welcoming communal reception area with elevator or stairs leading you up to the apartment.

The accommodation comprises a spacious entrance hall and to your left is the open plan living accommodation. The kitchen is fitted with sleek base and eye level units, integrated AEG appliances throughout to include, double ovens, gas hob, overhead extractor, fridge freezer, dishwasher and wine fridge. The living/dining area benefits from double aspect light with ample room for entertaining, the space opens out to the balcony via bi fold doors, extending the entertaining area.

There are two good size double bedrooms, bedroom one benefits from built in wardrobes and en-suite shower room fitted with a three-piece suite. The family bathroom is fitted with a four-piece suite.

Outside you have an allocated parking space, with further visitor parking available, there is a secure bin and bike 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 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 Sheldons 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

Leasehold is 999 years from 2020, with 995 years remaining.

Ground rent is £295 per annum, this is reviewed every 15 years and is increased in line with the Retail Price Index at each review.

Service charge is £2000 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

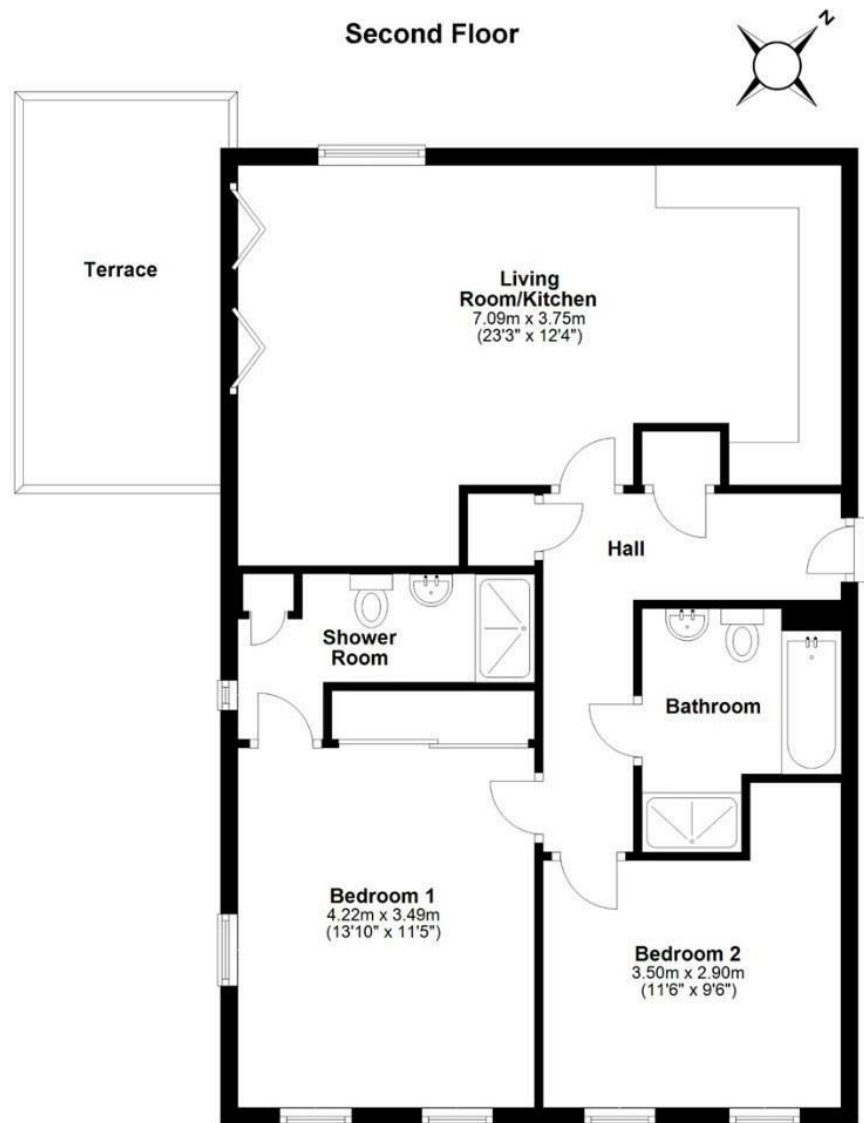
Fixtures and Fittings

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

Viewing

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





Approx. gross internal floor area 79 sqm (850 sqft) excluding Terrace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

