

17 Hartree Lane, Trumpington, Cambridge, CB2 9EQ

Guide Price £385,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A MODERN SUSTAINABLE SPACIOUS TWO- BEDROOM DUPLEX APARTMENT BUILT TO A HIGH SPECIFICATION WITH BALCONY AND ALLOCATED PARKING SPACE IN A POPULAR LOCATION OFF LONG ROAD, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Apartment
- 2 beds, 2 baths, 1 recept
- EPC-B /85
- Chain free
- 883.6 Sqft / 82.1 Sqm
- Gas fired central heating to radiators
- Council tax band -C

A striking contemporary duplex apartment built to eco-friendly code 5 level by Hill Residential, providing immaculate and light-filled accommodation finished to a high specification and exacting standards. The property occupies a quiet position within this desirable scheme close to neat communal areas, large green open spaces and the guided busway.

Secure entry access to a courtyard area with bicycle storage leads to a first-floor landing and the entrance of this property. The bright and airy reception hall provides ample built-in storage and leads to a cloakroom / w.c. and the superb living / dining area, with Amtico flooring throughout. This is a lovely light and open space with kitchen/dining area providing an extensive range of matching units and drawers, a range of quality Bosch integrated appliances and a composite countertop. The stylish sitting area leads to a generous balcony with comfortable seating area.

A staircase rises to the first-floor level which comprises, master bedroom with en-suite shower room and built-in wardrobe, guest double bedroom and impressive bathroom suite, all bathrooms benefit from Duravit sanitary ware, Hansgrohe mixer taps and showers and heated towel rails.

The property boasts a detailed range of sustainable features as follows, triple glazing and special coatings to reflect heat back into the building, Low solar gain glazing, which is used to eradicate solar gain, ensuring rooms aren't too hot in summer or too cold in winter and a mechanical ventilation heat recovery system (MHVR).

Location
Trumpington is a vibrant and 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. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Some of the city's top schools are in the near vicinity, including Trumpington Community College, Hills Road, The Perse and The Leys.

Tenure
Leasehold
Leasehold is 250 years from 2017, with 242 years remaining.
Ground rent is £400.00 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review.
Service charge is £2,881 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 -

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

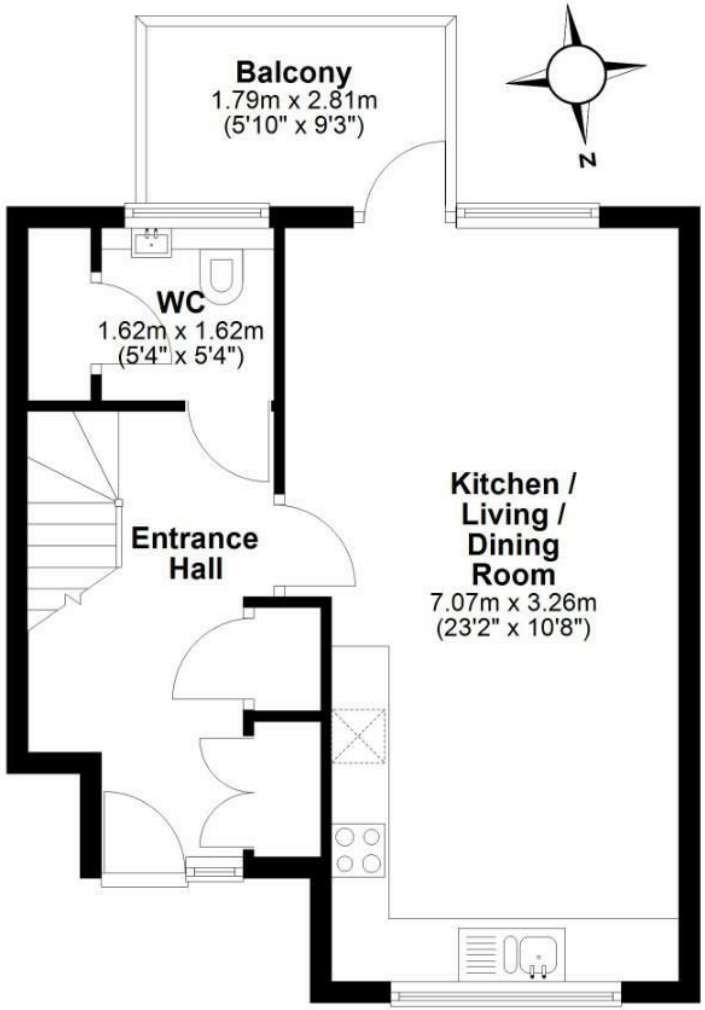
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





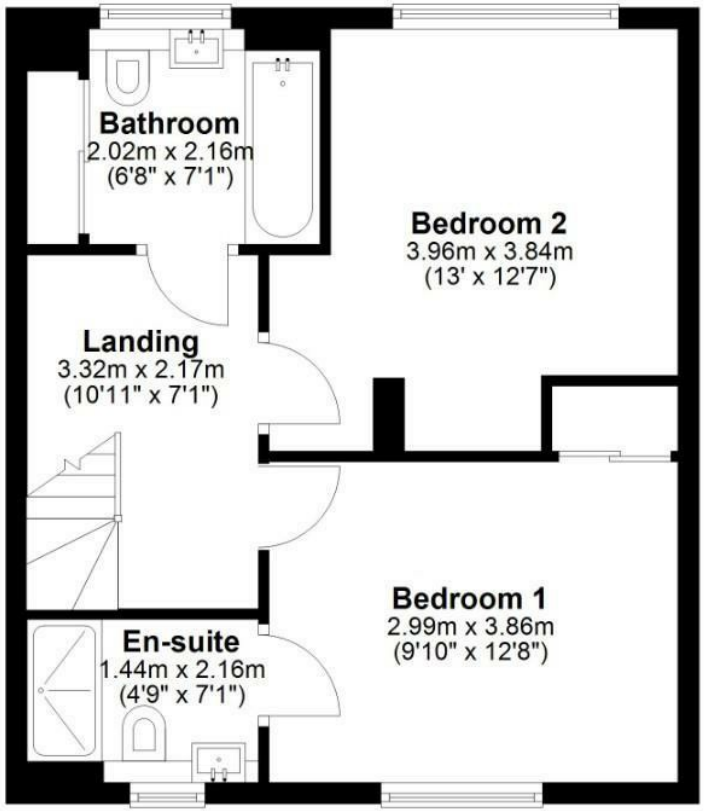
First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



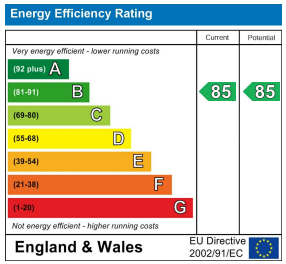
Second Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











