



## 64 Hering Road, Trumpington, Cambridge, CB2 9GW

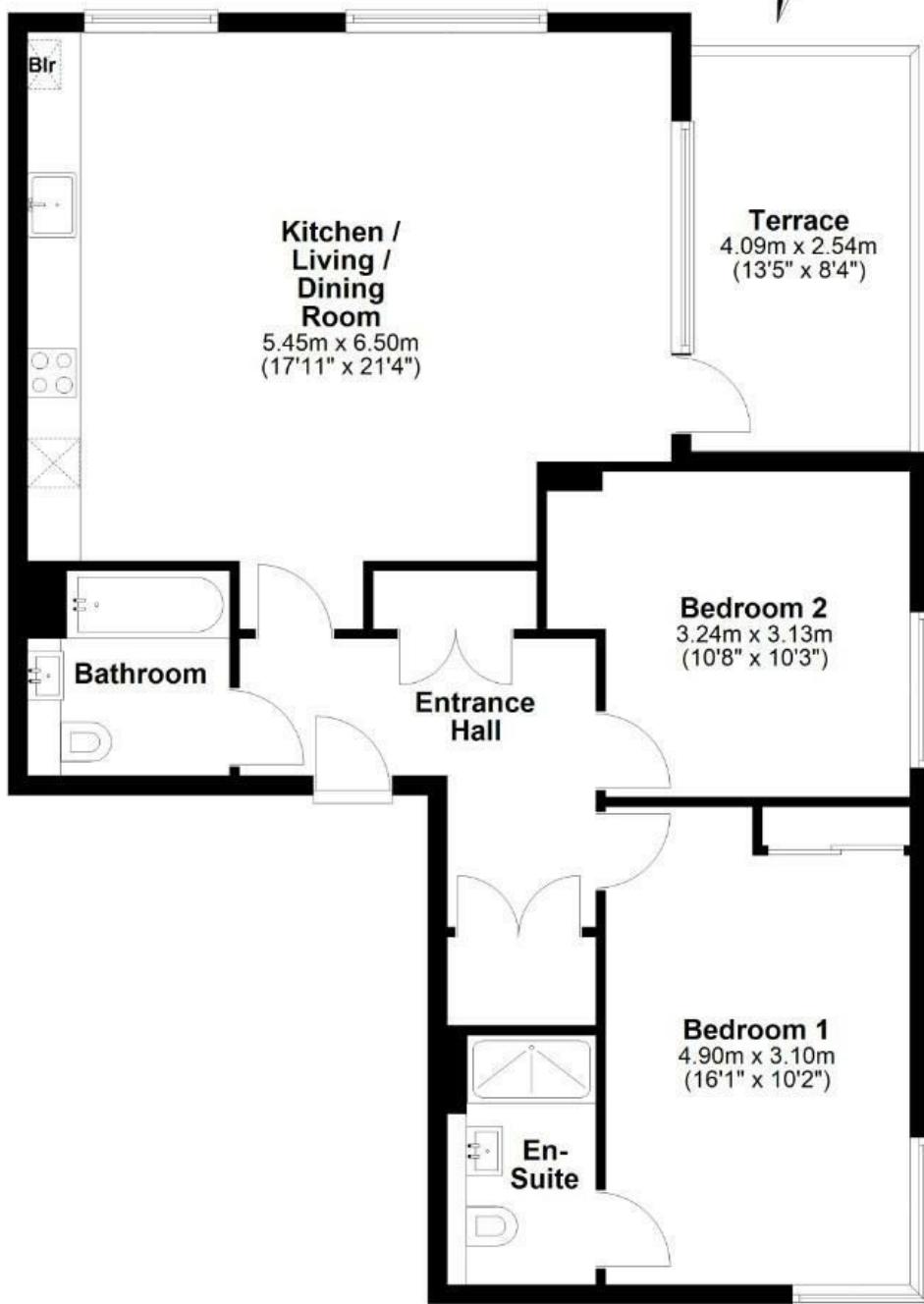
A superb, modern two-bedroom, two-bathroom ground floor apartment, boasting well-proportioned bright accommodation throughout, offered with no onward chain.

- Modern, spacious ground-floor apartment
- 82.0 sqm / 882.8 sqft
- 2 double bedrooms, 2 bathrooms
- Built in 2021
- Gas-fired heating to radiators
- Spacious, open plan kitchen/ living /dining room
- EPC - B / 83
- Building warranty with approx 6 years left
- Allocated parking in secure underground car park
- Covered terrace & well-maintained communal gardens

**£475,000**

## Floor Plan

Approx. 82.0 sq. metres (882.8 sq. feet)



Total area: approx. 82.0 sq. metres (882.8 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	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		