



64 Hering Road, Trumpington, Cambridge, CB2 9GW

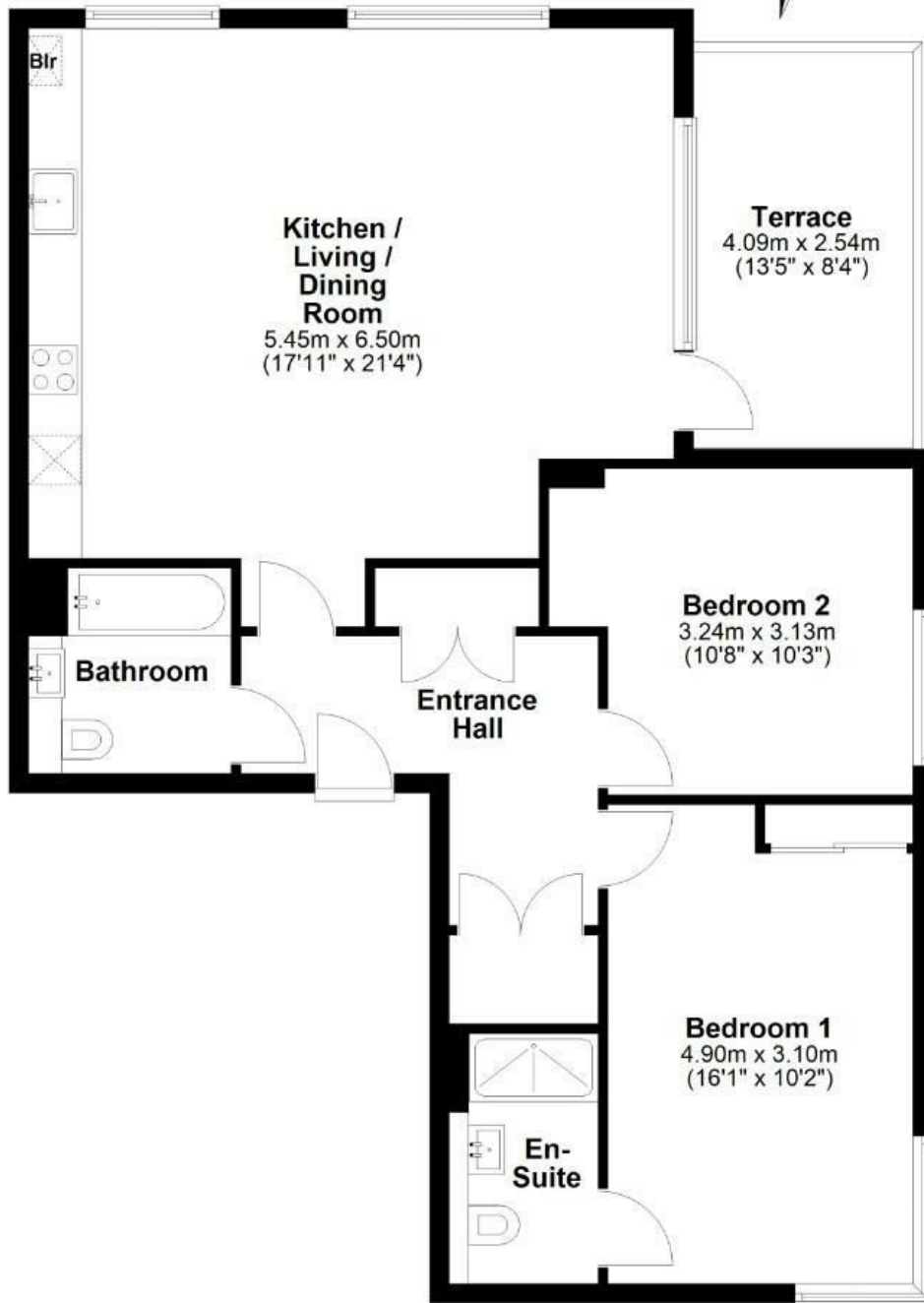
A superb, modern two-bedroom, two-bathroom ground floor apartment, boasting well-proportioned bright accommodation throughout, offered with no onward chain.

- 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	