



56 Renard Way, Cambridge, CB2 9EW
Guide Price £700,000 Leasehold



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A SUPERB THREE-BEDROOM PENTHOUSE APARTMENT, ENJOYING EXPANSIVE VIEWS OVER TRUMPINGTON MEADOWS, VIA THE LARGE ROOF TERRACE.

- Penthouse apartment
- 3 double bedrooms, 2 bathrooms
- Large roof terrace with panoramic views
- Gas-fired heating to radiators
- Built in 2019
- 1042.1 sqft / 96.8 sqm
- Open-plan kitchen/living/dining room
- Ensuite & balcony to principal bedroom
- Allocated parking
- EPC - B / 82

56 Renard Way is a rarely available three-bedroom penthouse apartment measuring 1042 sqft. The property boasts two terraces, the primary terrace measuring 36'1" x 23'1" with far reaching views across Trumpington Meadows. The apartment is conveniently located for both Addenbrooke's Hospital and the Biomedical Campus, with Cambridge South Station due to open this year.

The accommodation comprises of an entrance hall with a utility cupboard, leading into the open plan kitchen/dining/living room, the living area extends out to the primary terrace via bi-fold doors, flooding the room with natural light. The kitchen is fitted with a range of eye-level and base units including drawers complemented by Corian worksurfaces with an inset, stainless steel one and a quarter bowl sink with a hot and cold mixer tap and drainer to the side. There is an integrated five-ring AEG gas hob with Corian splashback with an extractor hood above, an integrated double oven, an integrated fridge/freezer, a dishwasher and a wine cooler. The current owners have also added an island offering further worktop space.

The apartment has three good-sized double bedrooms, the principal suite, boasting built-in wardrobes, an ensuite shower room, and direct access out the second balcony via bifold doors, again with stunning views across the meadows. Bedrooms two and three are currently used as a snug and office, however both are comfortable double bedrooms, with space for wardrobes. The family bathroom is fitted with a four-piece suite.

The primary terrace provides an enviably large outdoor area offering high versatility for entertaining and relaxing, and is predominantly laid to paving stones, enclosed by metal railings, with external power points and hose pipes, and enjoys panoramic views over the adjacent park. The secondary terrace is laid to composite boards and is again enclosed by metal railings with further panoramic views.

The apartment is accessed via a secure entrance lobby with stairs and a lift to the top floor apartment. The property benefits from allocated parking, along with secure 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 Shelfords 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 January 2019, with 992 years remaining.

Ground Rent is £345 per annum, this is reviewed every 15 years. We understand that the Ground Rent will increase in line with the Retail Price Index at each review, but this is yet to be confirmed by the Vendor

Service Charge is £3,240.46 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

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

Statutory Authorities

South Cambridgeshire District 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 leasehold interest.

Viewing

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





Floor Plan

Main area: approx. 96.8 sq. metres (1042.1 sq. feet)
 Plus balconies: approx. 11.8 sq. metres (124.3 sq. feet)
 (excluding Roof Terrace)



Roof Terrace
 11.00m x 7.03m
 (36'1" x 23'1")

Main area: Approx. 96.8 sq. metres (1042.1 sq. feet)
 Plus balconies, approx. 11.8 sq. metres (124.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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.



