



EH

EXQUISITE  
HOME

Historic Cambridge has been a seat of learning for hundreds of years with its stunning setting, entirely surrounded by Green Belt land. With the River Cam snaking through it, its banks thickly clustered with ancient university buildings, a weekly market and mix of old and new, it is a mecca for tourists, workers and families alike. Of recent years, it has become a centre for innovation, housing the Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others. It has two stations, with a third in the process of being built, and the M11 and A14 are nearby, connecting it to London, the A1, King's Lynn and Ely and the Midlands. Dotted with historic Greens, water meadows and three Sites of Special Scientific Interest, Cambridge is also the city with the highest level of cycle use in the country. It has a regular market, plenty of independent shops, cafes and restaurants, endless leisure activities and a rich cultural scene. It is ideal for families with its many nurseries, primary and secondary schools in both the state and private sector.

Standing on a modern development built in 2017 close to both Addenbrookes and the Cambridge Biomedical Campus is this smart two bedroomed apartment arranged on one level. Completely secluded and not overlooked, on a no through road and with views over the communal garden, it is a delightful home. There is a dedicated parking space and a communal garden. The present owner bought the apartment in 2021. The front door opens into the entrance hallway which has two fitted cupboards, ideal for storing coats, shoes and domestic equipment. To the left is the sleek, contemporary three piece family bathroom with bath and electric shower over, storage, a close couple toilet and a strategically placed large mirror reflecting the natural light pouring into the apartment.

*“... a sleek and contemporary interior lies beyond the front door...”*



Trumpington | Cambridgeshire





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The dual aspect south facing lounge and open plan kitchen is delightfully spacious and well planned with sunlight streaming through the windows and the doors to the balcony. The lounge has an attractive on trend navy blue feature wall and more than enough room for a table and chairs, ideal for everyday dining, kitchen suppers and dinner parties. It flows naturally into the beautifully designed kitchen with its high gloss cream cabinets, granite worktops, integrated double electric oven/microwave, integrated fridge/freezer, dishwasher and generous slow close drawers. The layout is ideal for entertaining or relaxing informal dining as guests and hosts can chat while the meal is prepared. There is enough room for around twelve guests and the balcony offers another lovely space for pre-dinner drinks and chatting.

The dual aspect principal bedroom benefits from a floor to ceiling window which very greatly increases the natural light. It also has built-in wardrobe with plenty of storage space. The second bedroom is a good sized double and would make the perfect guest room or a home office if desired.

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*“...there’s a sense of luxury and style which this property naturally exudes...”*



# LOCATION

In spite of its proximity to the main road through Trumpington, the apartment is extremely quiet due to its efficient double glazed windows and its position set well back from the road. The city centre is an easy fifteen minute bike ride away and there is a real feeling of community in the development. There is a beautiful walk from Trumpington Meadows to Grantchester, a dedicated bike route to the station from the apartment, plenty of lovely country walks and all the amenities Trumpington has to offer on the doorstep. Pretty Great Shelford with its two pubs, farmers' market and many amenities is just five minutes away and the new Cambridge South station is located five minutes away. Trumpington, a ward to the southwest of the city, is a delightful area full of play areas and green spaces. There are several nurseries, primary and secondary schools nearby, ideal for families and plenty of independent shops, cafes and restaurants add to the buzzy vibe of the area. The Science Park, the university, Biomedical Campus and Addenbrookes are all easily accessible via a network of cycle and bus routes. Both the M11 and Cambridge station are within easy reach.

With its generous, light filled interior, immaculate décor, outside space, dedicated car parking area, excellent transport links and wonderful location close to the city centre and the countryside beyond, this lovely apartment is the perfect haven for hard-working professionals.



Energy Efficiency Rating		
Energy efficiency class - based on running costs	Current	Potential
92-100 A		
81-91 B	86	86
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		

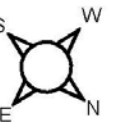
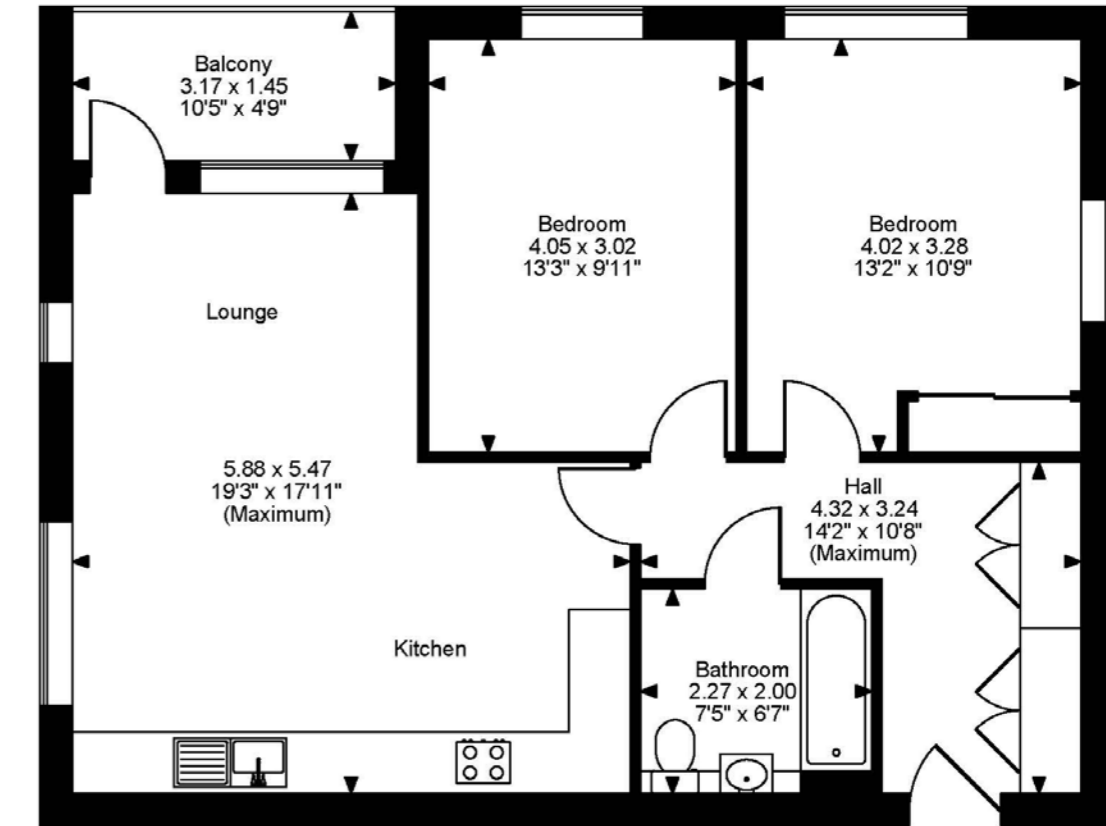
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc.gov.uk



Approximate Gross Internal Area  
730 Sq Ft/68 Sq M  
Balcony external area = 50 Sq Ft/5 Sq M



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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