



79 sqm / 856 sqft

Allocated parking

Leasehold

2019

Second Floor Apartment

EPC - B / 86

2 bed, 1 recep, 1 bath

Council tax band - C

Overhill Close

A well presented apartment with two double bedrooms located within this popular development with well maintained communal grounds and backing on to allotment gardens.

Available with the benefit of no onward chain.



Guide Price
£410,000

A bright and spacious first floor flat finished to a high specification with well proportioned accommodation throughout located on the edge of this development.

The accommodation briefly comprises, secure communal entrance hall with stairs leading to each floor, entrance hall with large storage cupboard. Open plan living/dining room enjoying a triple aspect flooding the room with natural light with a balcony to the front aspect. The kitchen is fitted with a range wall and base level units with ample work surfaces and a range of integrated appliances.

There are two good sized double bedrooms, the master has a range of fitted wardrobes, bathroom with modern White three piece suite with shower over the bath, hand held attachment and drench shower heads.

Outside there is an allocated parking space for one car, communal cycle and bin stores, communal grounds and play area close by and allotment gardens to the rear.

Leasehold, 244 Years Remaining, Service Charge £1000pa reviewed every 6 months with an increase depending on expenses decided by the RTM company which is run by the owners of the flats, Ground Rent £300pa reviewed every 10 years.

Trumpington is a thriving, fast growing part of the city that still manages to

retain its village identity and sense of community. This property is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

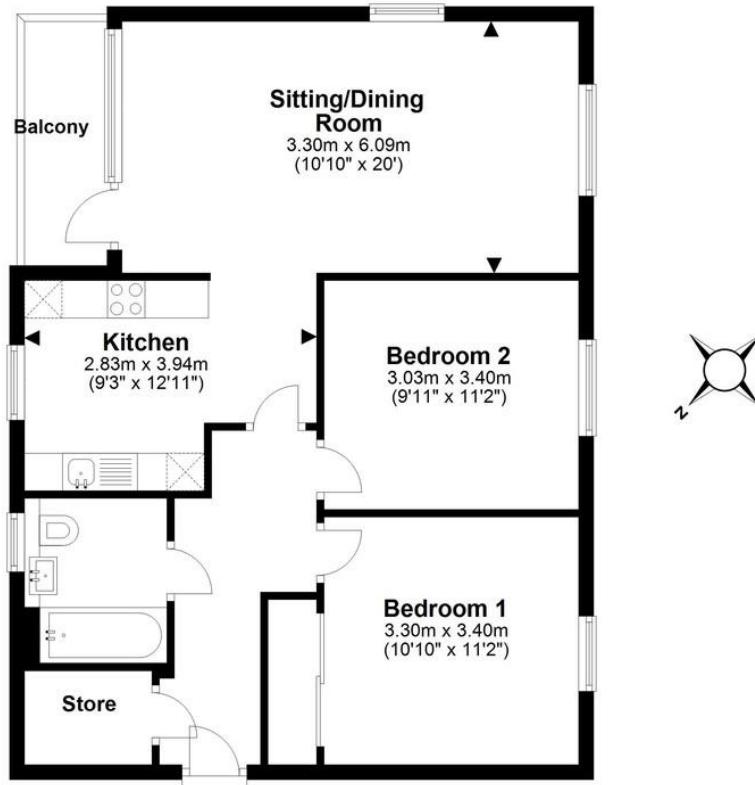


Ground Floor:
Type dimensions here

First Floor:
Type dimensions here

Second Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Total area:
Approx. 68 sq m
(734 sq ft)



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