



Bishops Court, Trumpington CAMBRIDGE

Price: Leasehold £280,000 offers over

- First Floor Apartment
- Two bedrooms
- Single Garage
- Balcony
- Open plan living
- Refitted Bathroom
- Gas radiator heating

EPC Rating: C



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It 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 with Hobson's Country Park, between Trumpington and the Addenbrooke's campus, right on your doorstep. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

Accommodation Includes:

Communal Hallway

Door to:

Entrance Hall

Living Room

3.81m x 5.18m (12'6" x 17'0")

Balcony

Kitchen

3.45m x 2.03m (11'4" x 6'8")

Inner Hallway

Master Bedroom

3.68m x 3.50m max (12'1" x 11'6" max).

Bedroom Two

2.99m x 2.51m (9'10" x 8'3").

Bathroom

1.96m x 2.08m (6'5" x 6'10").

Single Garage - Situated in nearby block. Further communal car parking is available.

Communal Gardens.

Lease 999 years from 01/01/2006

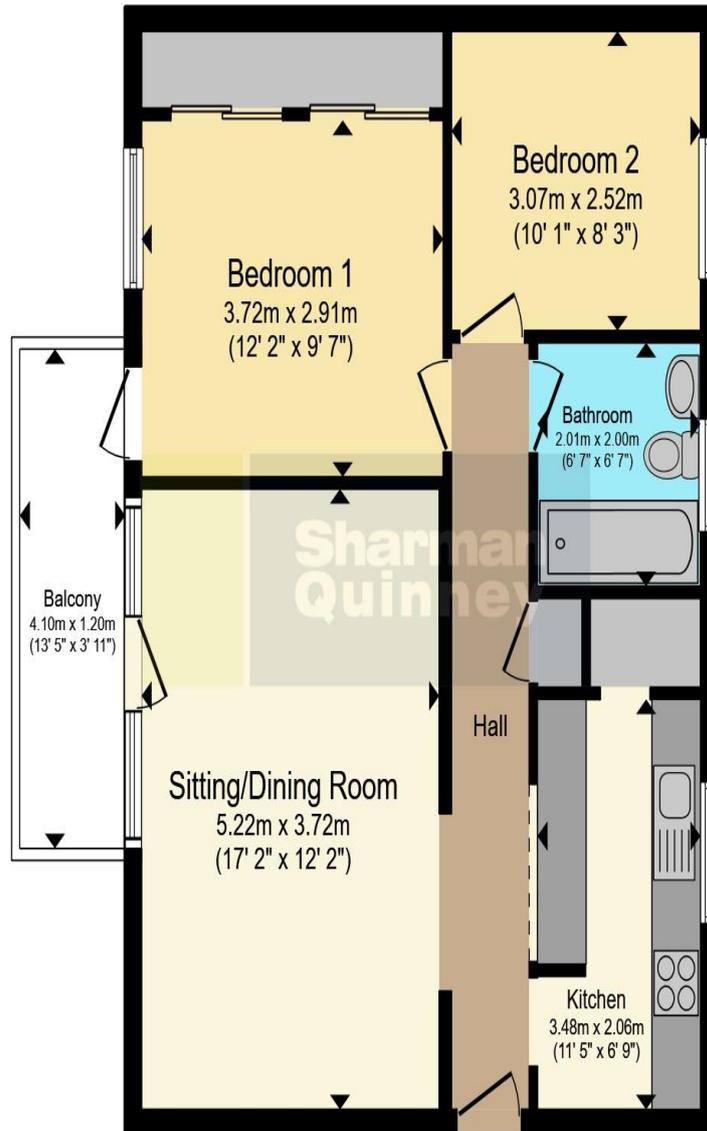
Maintenance Charge £2160 per annum



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102246 - 0004

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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