



PALMERS HOUSE, HARVEST ROAD,
TRUMPINGTON



Guide Price: £335,000

This is a bright and airy 1 bedroom apartment in the popular location in Trumpington. The property is within easy reach of Addenbrookes and Royal Papworth and has good links to the major roads around Cambridge. EPC Band B.



Features

- ✓ No Onward Chain
- ✓ Second Floor
- ✓ Well-Presented Throughout
- ✓ Allocated Parking
- ✓ FTB Opportunity
- ✓ Balcony

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NEW LISTING

We are pleased to offer this bright and airy 1 bedroom apartment in the popular location in Trumpington. The property is within easy reach of Addenbrookes and Royal Papworth and has good links to the major roads around Cambridge.

As you enter Palmers House, the apartment is located on the second floor, which can be accessed via the stairs or the lift.

As you enter, on the right is some good storage which also has room for appliances. On the left is the large bathroom, with bathtub with shower-over, WC wash basin with vanity unit, large mirror, towel rail.

On the right from the hallway, door leads into:

Lounge/Dining and Kitchen area: Open plan room with ample kitchen space, lounge space, two large windows making this room bright and airy, along with patio doors taking you through to the balcony.

Windows to side aspect, with views to the large open countryside.

Kitchen: Selection of wall and base units, integral dish washer, fridge freezer, built in oven and Hob, built in microwave.

As you continue through the hallway, door leading through to the Bedroom.

Bedroom: Good size bedroom with built in wardrobe. Window to rear aspect.

Outside

The development has been landscaped to a good standard, with lots of planting, trees and shrubberies and grassed areas.

Allocating parking bay is also included.

Current Ground Rent: £125.00 every 6 months.

Current Service Charge: £1036.38 every 6 months.

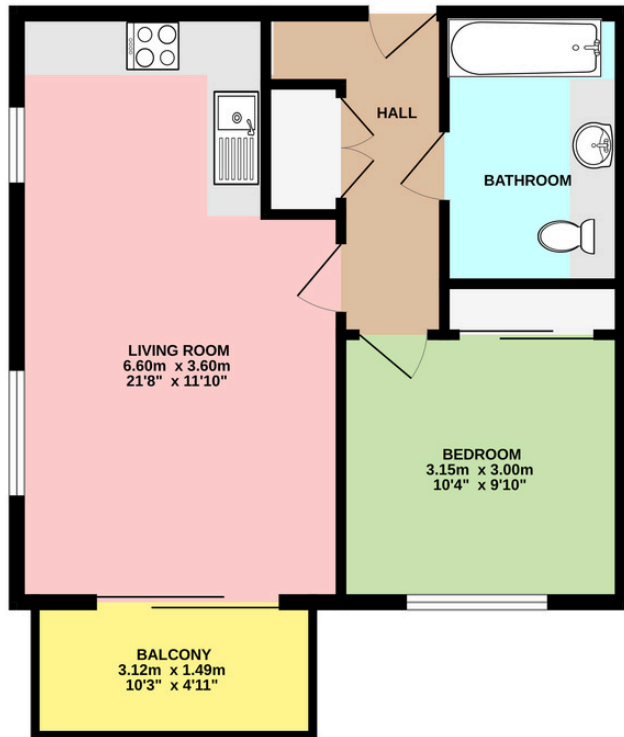
239 years remaining on the lease.

Trumpington is a village and former civil parish on the outskirts of Cambridge, England, on the southwest side of the city bordering Cherry Hinton to the east, Grantchester to the west and Great Shelford and Little Shelford to the southeast. The village is an electoral ward of the City of Cambridge.

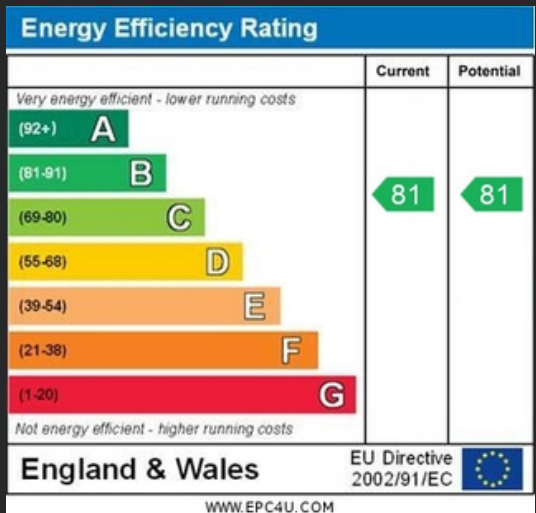
Trumpington has with excellent transport links nearby - including the Trumpington Park & Ride allowing easy access into Cambridge City Centre, the M11 and Cambridge Airport only a few miles away. It is nearby to Addenbrooke's Hospital and Biomedical Campus, as well as multiple schools and Long Road Sixth Form College. You will also find many supermarkets, outdoor spaces, places to eat and drink nearby to this property. You will never be out of things to do in this modern, built-up location.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA: 45.0 sq.m. (484 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: LEASEHOLD
LEASE: 239 YEARS REMAINING
EPC BAND: B
COUNCIL TAX BAND: B
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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