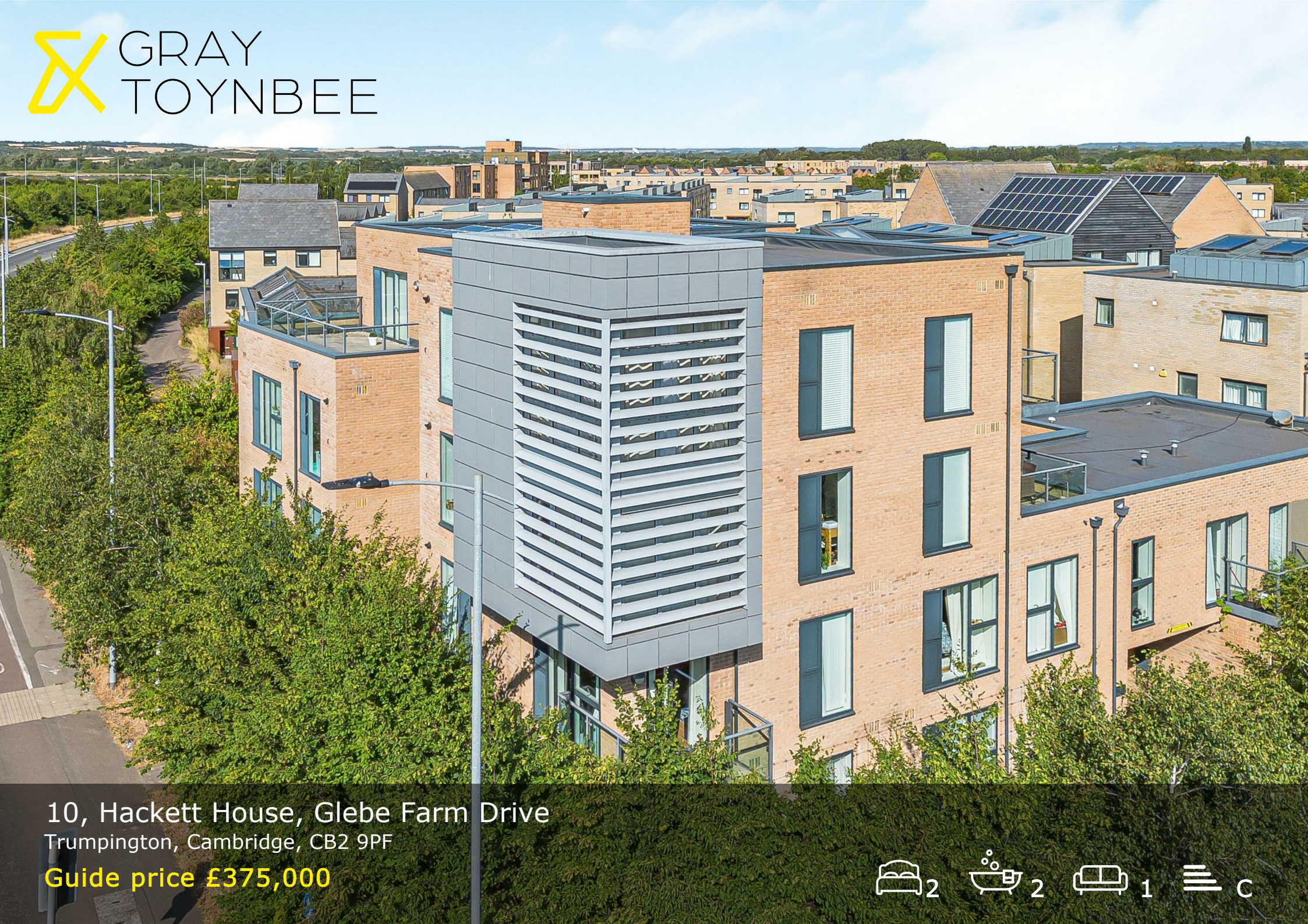
GRAY TOYNBEE



10, Hackett House, Glebe Farm Drive

Trumpington, Cambridge, CB2 9PF

Guide price £375,000

2 | 2 | 1 | C

Hackett House,
Glebe Farm Drive

Trumpington, CB2 9PF

- 1.2 miles from Cambridge South Station
- No upward chain
- Top-floor apartment
- Leasehold (235 years remaining)
- Allocated parking and bike store
- Principal bedroom with balcony and en suite







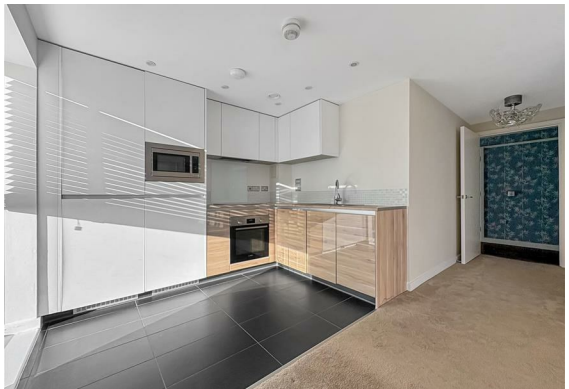
An immaculate apartment with allocated parking and a secure bike store, within easy reach of Addenbrooke's, Biomedical Campus and Cambridge South Station, for sale with no chain.

No.10 Hackett House is a bright and well-proportioned 2 bedroom top-floor apartment of 878 sqft, conveniently positioned on the edge of this popular development, within easy reach of Addenbrooke's, Cambridge South Station and the City Centre.



There is a spacious kitchen/living/dining room with high ceilings and stunning panoramic views across open countryside. The kitchen itself has been fitted with a range of base and eye-level units and has various integrated appliances, all of which are included in the sale.

There are 2 double bedrooms, bedroom 1 with built-in wardrobes, an en suite shower room and its own private balcony. The bathroom has been fitted with a white suite, and is complemented by attractive tiling, inset spotlights and a heated towel rail.



Outside, the property benefits from an allocated parking space and a secure bicycle store. In addition, there are various visitor parking bays available within the development. There is a secure communal entrance with stairs and lift to the property.





The lease has about 235 years remaining and there is a ground rent of £250 per annum. The service charge is £2,850.78 – this includes external window cleaning; garden maintenance and general maintenance of the building.

Trumpington is well located for access to Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South Station is just 1.1 miles from the property.

The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are also within easy reach of Trumpington.





GRAY TOYNBEE

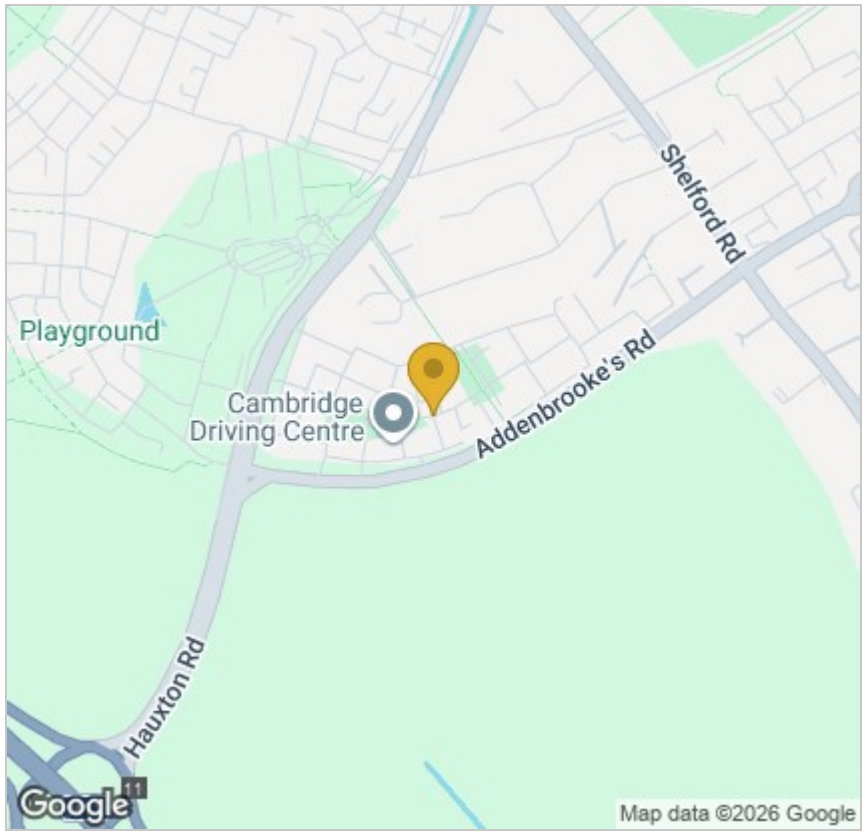
Third Floor

Approx. 81.6 sq. metres (877.9 sq. feet)

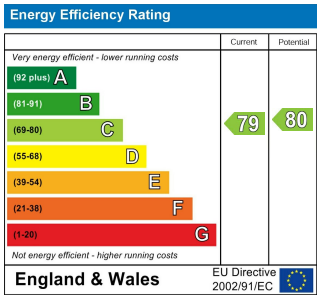


Total area: approx. 81.6 sq. metres (877.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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