



PITMAN HOUSE, VICARAGE WAY, TRUMPINGTON, CAMBRIDGE

Carter Jonas

PITMAN HOUSE, VICARAGE WAY, TRUMPINGTON, CB2 9NT

- Addenbrookes Hospital approx. 1 mile
- Cambridge City Centre approx. 2.5 miles
- M11 commuter route approx. 0.5 miles

- INVESTMENT BUYERS ONLY
- 2 double bedrooms
- Ground floor apartment
- Stunning open-plan living space
- Allocated parking
- Built 2014
- EPC rating B

Pitman House was built in 2014 and forms part of Countryside Homes Novo development and is well located in relation to the city centre, Addenbrooke's Hospital, Trumpington village and the local public transport network. Countryside Properties who, wherever possible or viable, used renewable, sustainable and recyclable resources in the construction of their homes.

The development will be served by the Cambridge Guided Bus (CGB) which runs directly through the site, including a stop close to the centrally located neighbourhood centre. The CGB will serve key parts of the new development and be accessible to all residents within the village of Trumpington.

A fine example of modern city living. This stylish apartment enjoys an abundance of natural sunlight from deep glazed windows. Located on the ground floor, the property also benefits from its own private terrace courtyard.

The kitchen which is open to the living/dining room is a fabulous entertaining space and is equally well suited to every day living. The kitchen cabinetry is fitted in a modern style with a selection of wall and base units with matching work surfaces, stainless steel sink with drainer, induction hob with incorporated extractor fan, electric oven, feature inset downlighters, inbuilt appliances to include microwave, fridge/freezer, automatic dishwasher and washing machine/ dryer. The open plan living space is particularly impressive with a dual aspect providing an abundance of natural light and large glazed sliding doors which leads to private courtyard garden.

LUXURY AND CONTEMPORARY TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT CONVENIENTLY SITUATED JUST TO THE SOUTH OF THE CITY CENTRE WITH EXCELLENT ACCESS TO ADDENBROOKES HOSPITAL/BIOMEDICAL CAMPUS, A14/M11 AND TRUMPINGTON PARK AND RIDE



The property has 2 spacious bedrooms, each of which would comfortably accommodate a double bed and associated bedroom furniture. The principal bedroom benefits from fitted wardrobe storage. The bathroom is also fitted in a contemporary style with a modern suite and complementary tiling.

Outside the property benefits from allocated parking for 1 vehicle and private terrace, providing an ideal space for outdoor dining and drinks.

ADDITIONAL INFORMATION:

TENURE: Leasehold

YEARS REMAINING ON THE LEASE: 250 years remaining from new 2014

CURRENT RENTAL INCOME: £1,250 per calendar month

MAINTENANCE CHARGE: £1,800 per annum

GROUND RENT: £300 per annum

LOCAL AUTHORITY: Cambridge City Council

COUNCIL TAX: BAND C (£1,659.04 for 2020/2021)

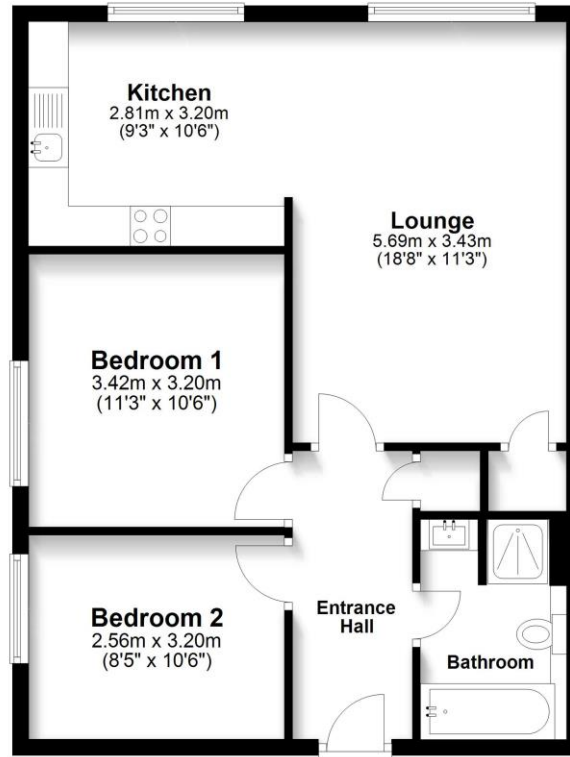
SERVICES: All mains services are connected to the property

VIEWING: Strictly by appointment through the selling agents - Carter Jonas Telephone 01223 403330



Ground Floor

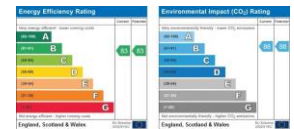
Approx. 61.9 sq. metres (666.3 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 sq. feet)

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Drawings are for guidance only



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Offices throughout the UK

IMPORTANT INFORMATION

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