



Meadcroft Mews, 16a Meadowcroft House, Trumpington Road, Cambridge, CB2 8EX

Guide Price £450,000 Leasehold



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Note: All images are artists impressions and intended as a guide only.

A BRAND NEW DETACHED CONTEMPORARY DESIGNED PROPERTY BUILT TO A HIGH LEVEL OF SPECIFICATION THROUGHOUT AND ENJOYING THIS ENVIABLE LOCATION WITHIN A GATED SCHEME.

The detached property extends to around 468 sq ft with accommodation arranged over one floor. Built using a timber framed construction, the property benefits from attractive Buff brick elevations, which sit beneath a mono pitch roof. This home has been designed to be highly efficient, to include air source heating pump with vented heating system.

As you enter the property the attention to detail is clear to see, with tall sloping ceiling to the living space and concealed LED lighting. There is also shadow gap detailing to doors, skirting and ceilings throughout and full height cantilevered bi-folding doors, with flush threshold opening onto the south and west facing raised terrace, with established wooded communal gardens beyond.

The open plan living space offers bright accommodation to include living/dining, as well as a beautifully fitted kitchen that has been thoughtfully designed and fitted with a comprehensive range of units, complimented by the Corian working surfaces and integrated appliances. There is also an island unit with breakfast bar providing ample space for seating.

The bedroom again has a sloping ceiling with the added benefit of a glazed roof light, along with fitted wardrobes and views over the wooded gardens. There is also a high-end shower room with generous shower enclosure, wall hung WC and wash basin. The walls and floor are fully tiled with mitred joints and large glazed roof light. There is also underfloor heating fitted.

The property is set behind electric gates that are shared with the residents of Meadowcroft, a gated high-end apartment scheme on Trumpington Road. There are established communal grounds, that are mainly wooded with several mature specimen trees, that offer the property a good degree of privacy.

Features of note

- High-end detached individual property
- Gated development
- Quality fittings
- Allocated parking
- Air source heat pump
- High efficiency home
- 10 year ICW warranty
- The property has been shortlisted for Project of the Year in the Structural Timber Awards.

Location

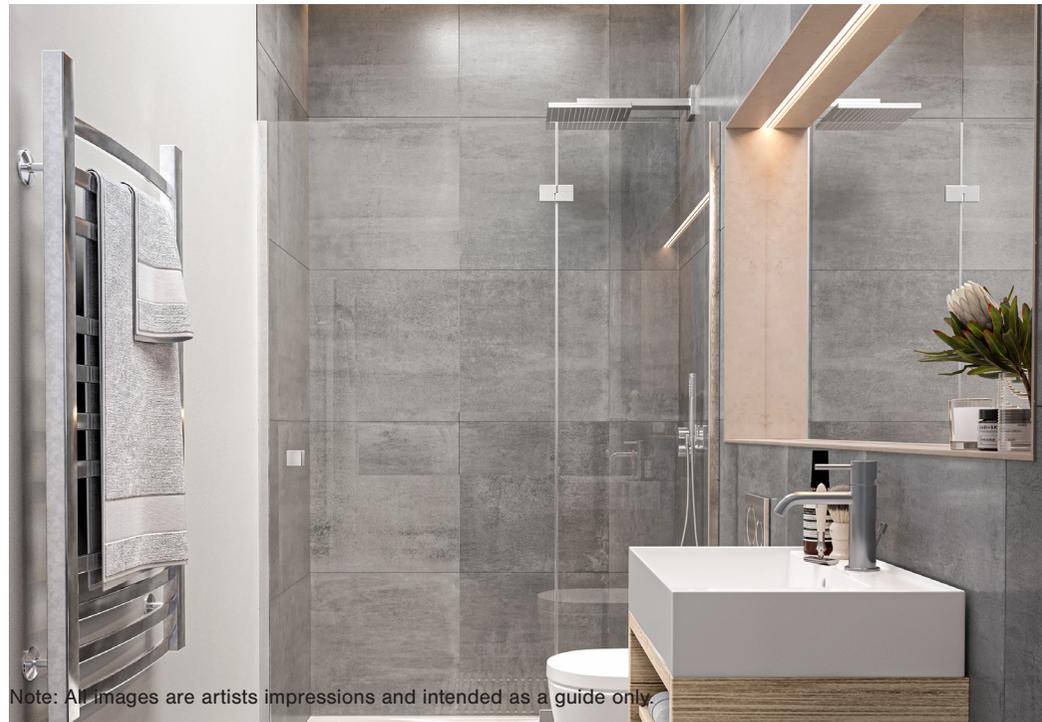
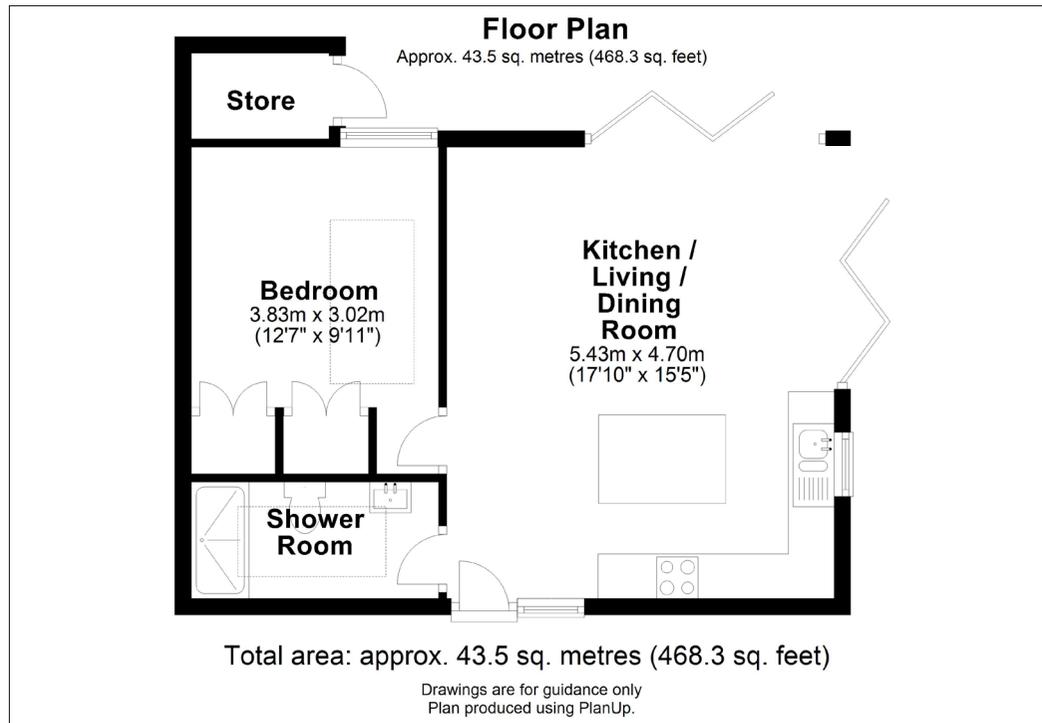
Trumpington Road is highly regarded and located on the south side of the city offering easy and convenient access to the city centre (about 1.25 miles) by car, bus or using the dedicated cycle routes. The Botanic Gardens are close by and access to the M11 is available at Junction 11. Regular trains services to London Kings Cross and Liverpool Street are available from Cambridge South station, which is about 1.3 miles, and the world renowned Addenbrooke's Hospital and Bio-medical campus is close by (about 2.1 miles). There is a Waitrose supermarket at Trumpington.



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SPECIFICATION

External

- Feature up and down lighters on external elevations with spots under the canopy
- Bricks and feature timber panelling
- Sedum roof
- Car parking bay will have car charging point
- Private garden storage including space for cycle
- Tree lighters making features of trees on south and west elevations
- Porcelain tiles out to decking
- Dedicated, separate footpath from Trumpington Road (video intercom and code entry)

General

- Bespoke brushed chrome switches, sockets and spurs
- Walls finished in Farrow and Ball 'Wevet' (No.273)
- Ceilings finished in Dulux 'Clean White'
- All woodwork finished in Satin White

Living room

- Cantilevered corner with feature bifold double glazed doors
- Porcelain wood effect tiles
- Perimeter ceiling concealed warm LED strip lighting and dimmable spotlights
- 50 inch TV capability
- Shadow gap skirting
- Full height feature grey doors into bedroom and bathroom
- Heating/cooling unit with remote control

TENURE

Leasehold - 150 years
Ground rent - - £200 with first 10 years RPI review in October 2031.
Service charge - TBC

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Cambridge City Council.

Kitchen

- Wine fridge
- Dishwasher
- Washing machine
- Oven and microwave
- 4 ring electric Hob
- Full height fridge with integrated freezer
- Built in refuse
- Extractor
- Double height wall storage and base units
- Breakfast bar with 4 stools
- Two feature breakfast bar pendants
- Strip lighting over worktop
- Corian worksurfaces in sparkling white
- Balham Howdens range in gloss white with aluminium profiling

Bedroom

- Built in wardrobe
- Feature pendent lights by bed
- Fitted 100% wool carpet
- Sockets with USBs
- Skylight with motorised blind capability
- Heating/cooling unit with remote control
- Large openable window
- Dimmable spotlights

Bathroom (designed as wet room too)

- Contemporary large feature oval basin with waterfall tap
- Storage unit under basin
- Underfloor heating
- Italian tiles, full height
- Feature LED strip lighting
- Large built in anti-mist wall mirror
- Electric waterfall shower

WARRANTY

10 year ICW warranty

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris