



Immaculate townhouse with fantastic eco credentials

1 Partridge Close, Trumpington Cambridge CB2 9AR

Freehold



Low energy development built by Skanska • Three double bedrooms • Underfloor heating throughout, solar panels and MVHR system • First floor sitting room • Large roof terrace • Integral garage

Local information

- Situated on the favoured South side of the city, close to Addenbrookes and the Biomedical campus.

- The 58 hectare Country Park is just over the road, ideal for dog walks, runs or cycling.

- Dedicated cycle routes into Cambridge City and Cambridge station.

- Large Waitrose approximately 0.8 miles away.

- Great Shelford approximately 2 miles away with deli and good local amenities.

About this property

1 Partridge Close is an energy efficient end of terrace house with views over communal gardens at the front. The house sits on the Skanska development which is well-renowned for its eco credentials and high quality build.

On the ground floor, the kitchen is well fitted with Siemens appliances, integrated fridge/freezer and plenty of space for a dining table. At the back of the house is a dedicated boot room with adjacent cloakroom, and the garage which is large enough for one car and either bikes or a workshop.

The living room is on the first floor with two sets of double doors that lead out to a large terrace. The third bedroom is at the front of the house on this level and is currently fitted out

with built-in wardrobes. The family bathroom is fitted with modern, white Villeroy & Boch sanitaryware.

On the top floor is the principal bedroom with two sets of large doors which open to south-east facing Juliette balconies. The en suite has the same high quality fittings as the family bathroom with a large shower. The second bedroom is currently being used as an office but is big enough to fit a double bed if required.

There is a small maintenance charge of £180 pa, payable in two instalments to maintain the communal gardens.

Tenure

Freehold

EPC rating = B

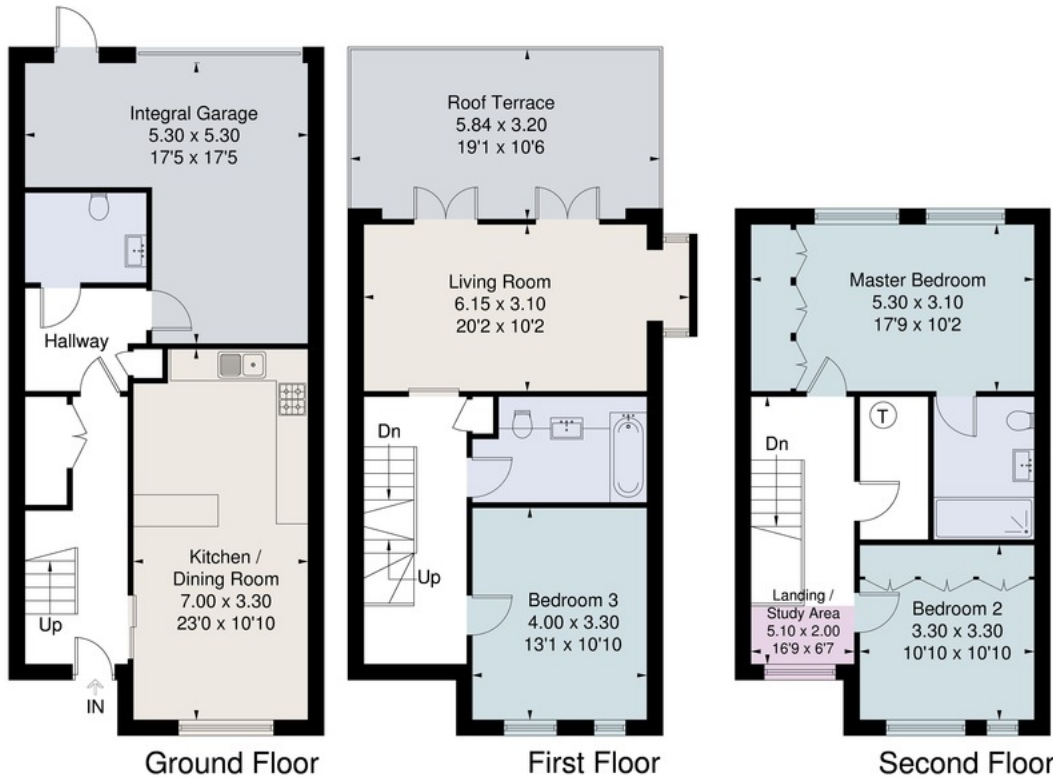
Viewing

Strictly by appointment with Savills

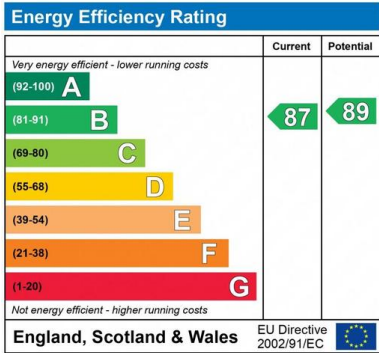




Approximate Floor Area = 137.8 sq m / 1483 sq ft
Garage = 21.2 sq m / 228 sq ft
Terrace = 14.7 sq m / 158 sq ft
Total = 173.7 sq m / 1869 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 268833



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022101 Job ID: 147832 User initials: 201203vp