



A modern, one bedroom, second floor apartment conveniently situated on the south side of the city within the Novo development, close to Addenbrooke's Hospital/Biomedical Campus and the M11.

In brief

Cambridge City Centre 2.5 miles,
Mainline Railway Station (King's
Cross and Liverpool Street) 2.5
miles, Addenbrooke's
Hospital/Biomedical Campus 0.25 of
a mile, M11 (Junction 11) 0.5 of a mile
(distances are approximate).

7 HACKETT HOUSE, GLEBE FARM DRIVE
£295,000 (Guide Price)

Gross Internal Area: 495 sq ft
(46 sq m)

Property Summary

- Entrance Hall, Kitchen Area, Living/Dining Room, Balcony, Bedroom, Bathroom
- Outside: Allocated Parking Space.

Situation

Glebe Farm Drive is located just a few minutes from Junction 11 of the M11 and the nearby Trumpington Park & Ride and Cambridgeshire Guided Busway are just a short walk away. The property is well placed for access to the city centre and Addenbrooke's Hospital/Biomedical Campus. There is a Waitrose supermarket nearby and local shops on Trumpington High Street.

Alternatively, the neighbouring village of Great Shelford has a wide range of facilities including shops, banks, primary school, library, health centre and a mainline railway station with services to London's Liverpool Street.

Description

Built by Countryside Properties in 2012, Hackett House is situated within the Novo development, which features landscaped open spaces and parkland. The apartment was built to a high specification and benefits from natural light, a well designed layout, high specification finish and fabulous, elevated views over open farmland.

The property is for sale leasehold with a 250 year lease granted in 2012.

Service Charge: Half Yearly: £696.32 to include upkeep of communal areas and grounds and buildings insurance.

Tenure & Possession



Property Highlights

- Fully fitted Kitchen with a range of wall and base cabinets, Smeg integrated appliances including dishwasher, fridge, freezer, washer dryer, microwave, electric ceramic hob with extractor above and a single oven with grill
- Sitting Room with a delightful dual aspect and door leading to balcony
- Double Bedroom with fitted mirrored wardrobes
- Gas fired central heating
- Lift access to all floors
- Allocated parking bay
- Secure bike storage
- No onward chain

**7 HACKETT HOUSE,
GLEBE FARM DRIVE,
CAMBRIDGE CB2 9PF**

Approximate Gross Internal Area
46 sq m / 495 sq ft



Illustration for identification purposes only,

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

Cambridge City Council
01223 457000

Outgoings

Tax Band: B
Tax Payable 2019/2020: £1,402.34

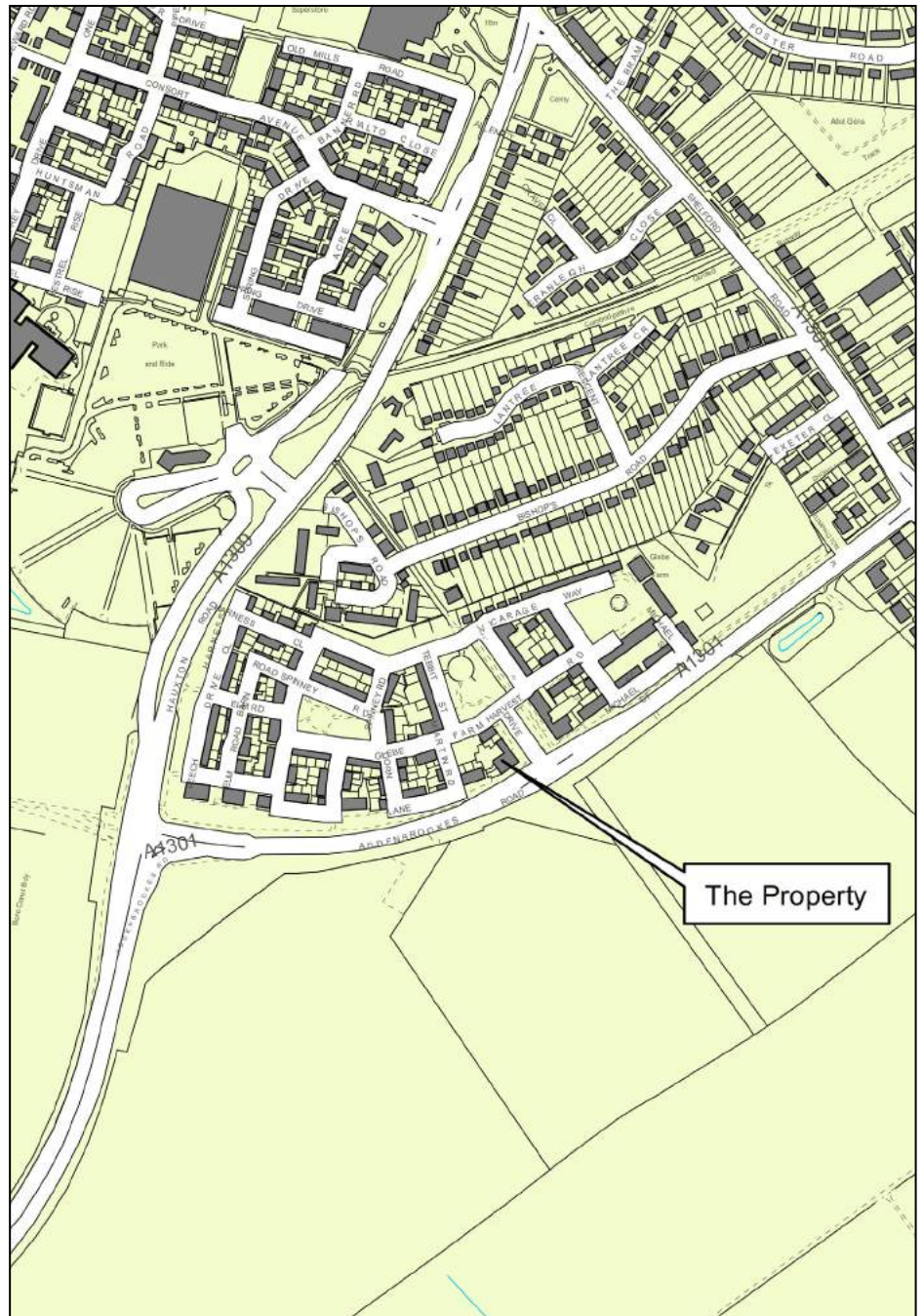
Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating B



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