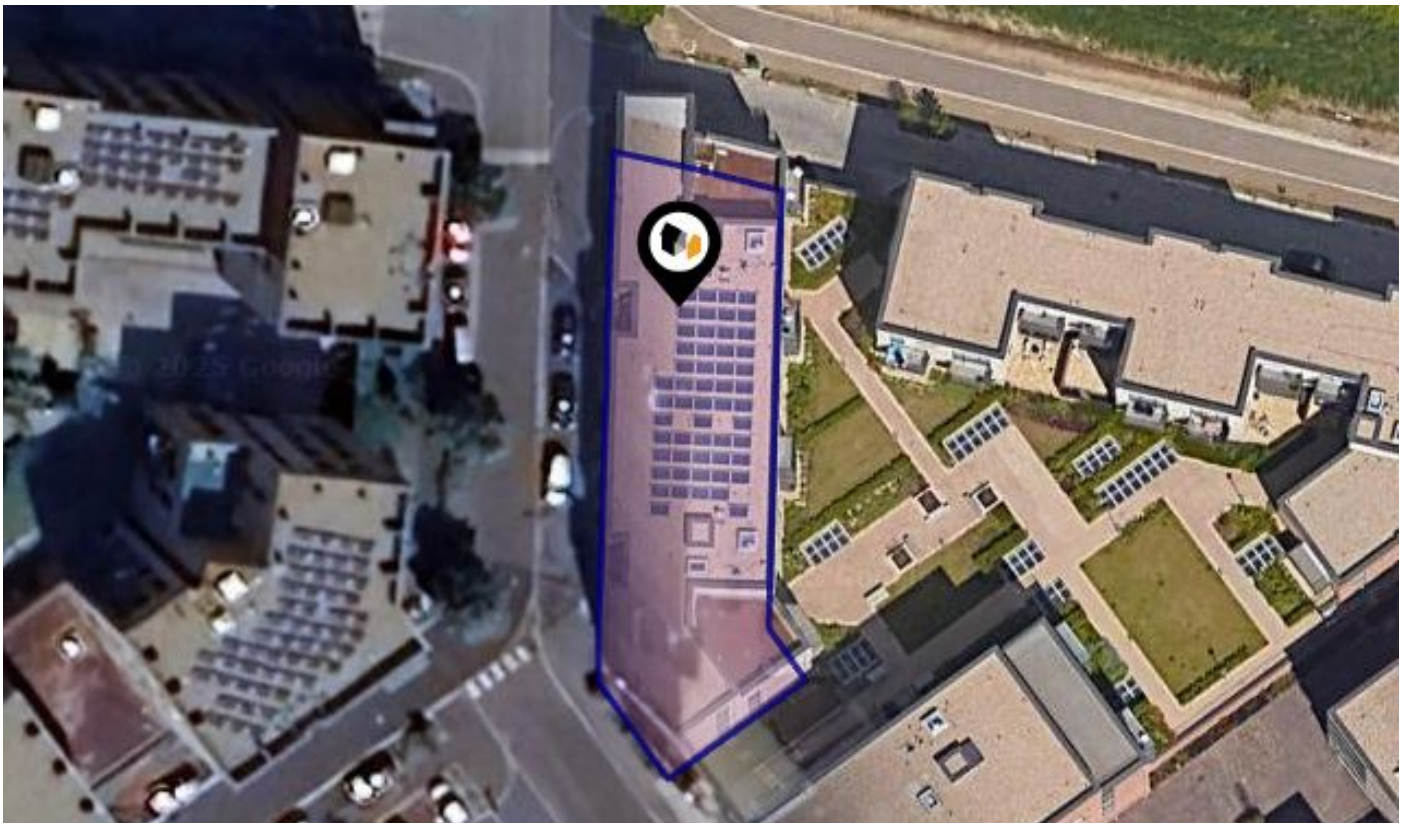
See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



HERING ROAD, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

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The Property Ombudsman

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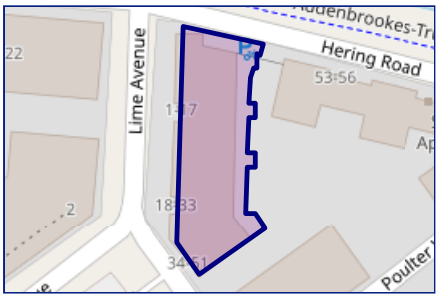
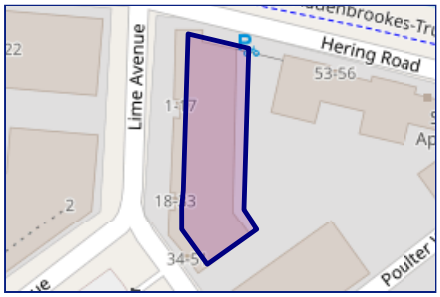
Property
Multiple Title Plans

Freehold Title Plan



CB442881

Leasehold Title Plan



CB463200

Start Date:	08/08/2021
End Date:	09/08/2146
Lease Term:	125 years from 9 August 2021
Term Remaining:	121 years

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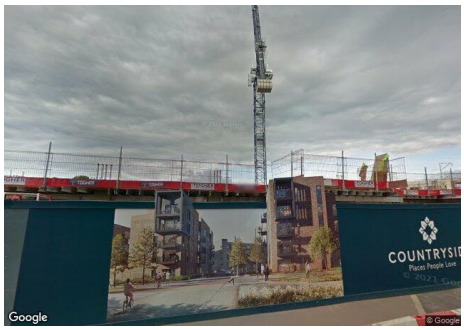
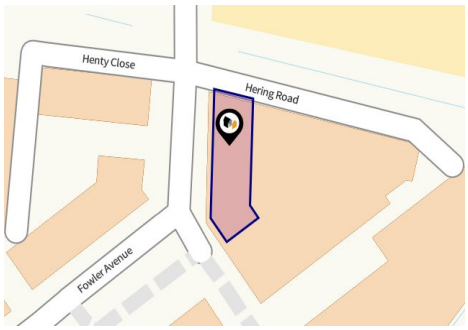
Property
Overview





Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	08/08/2021
Floor Area:	753 ft^2 / 70 m^2	**End Date:**	09/08/2146
Plot Area:	0.17 acres	**Lease Term:**	125 years from 9 August 2021
Council Tax :	Band C	**Term Remaining:**	121 years
Annual Estimate:	£1,999		
Title Number:	CB463200		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property
EPC - Certificate

Hering Road, Trumpington, CB2

Energy rating

B

Valid until 17.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 | B	86 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m-Â¦K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	70 m^2

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Property Lease Information

The apartment has approximately 121 years remaining on the lease. The service charges are currently around £1,709.76 per annum (reviewed annually), and the ground rent is set at a peppercorn rate. Offered on a shared ownership basis, 75% of the property is available for purchase, with a monthly rent of £272.13 payable on the remaining 25% share. Full ownership is also an option for buyers seeking 100% ownership. All potential buyers will need to be approved by BPHA.

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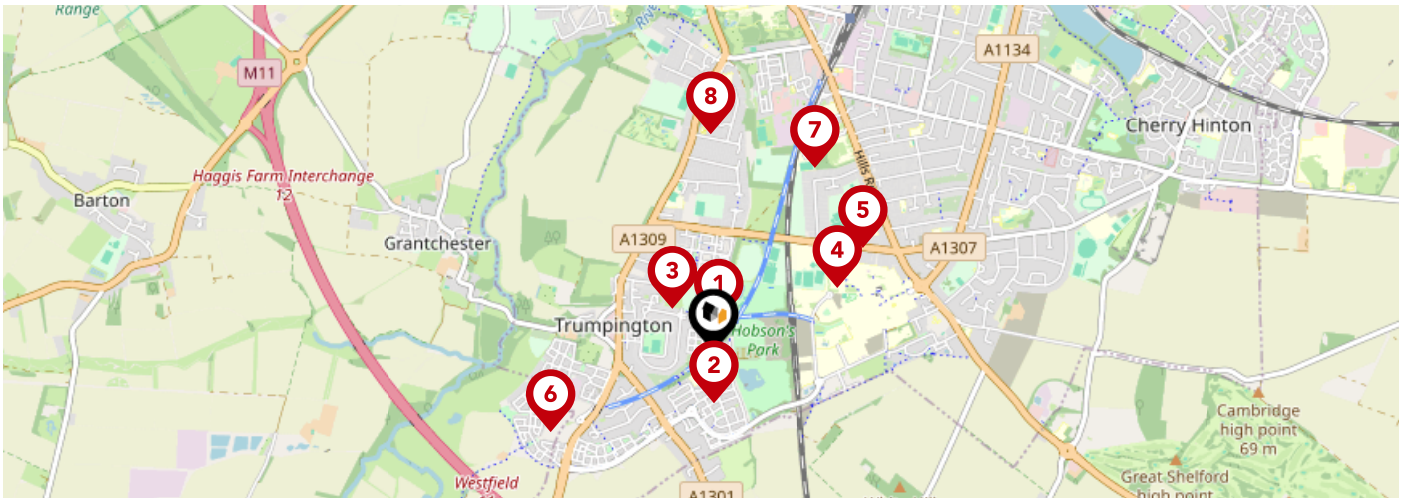
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Trumpington Community College Ofsted Rating: Good | Pupils: 491 | Distance:0.14			✓		
2	Trumpington Park Primary School Ofsted Rating: Good | Pupils: 403 | Distance:0.23		✓			
3	Fawcett Primary School Ofsted Rating: Good | Pupils: 423 | Distance:0.28		✓			
4	Cambridge Academy for Science and Technology Ofsted Rating: Good | Pupils: 431 | Distance:0.63			✓		
5	The Perse School Ofsted Rating: Not Rated | Pupils: 1705 | Distance:0.83			✓		
6	Trumpington Meadows Primary School Ofsted Rating: Good | Pupils: 260 | Distance:0.83		✓			
7	Abbey College Cambridge Ofsted Rating: Not Rated | Pupils: 466 | Distance:0.96			✓		
8	St Faith's School Ofsted Rating: Not Rated | Pupils: 577 | Distance:0.99			✓		

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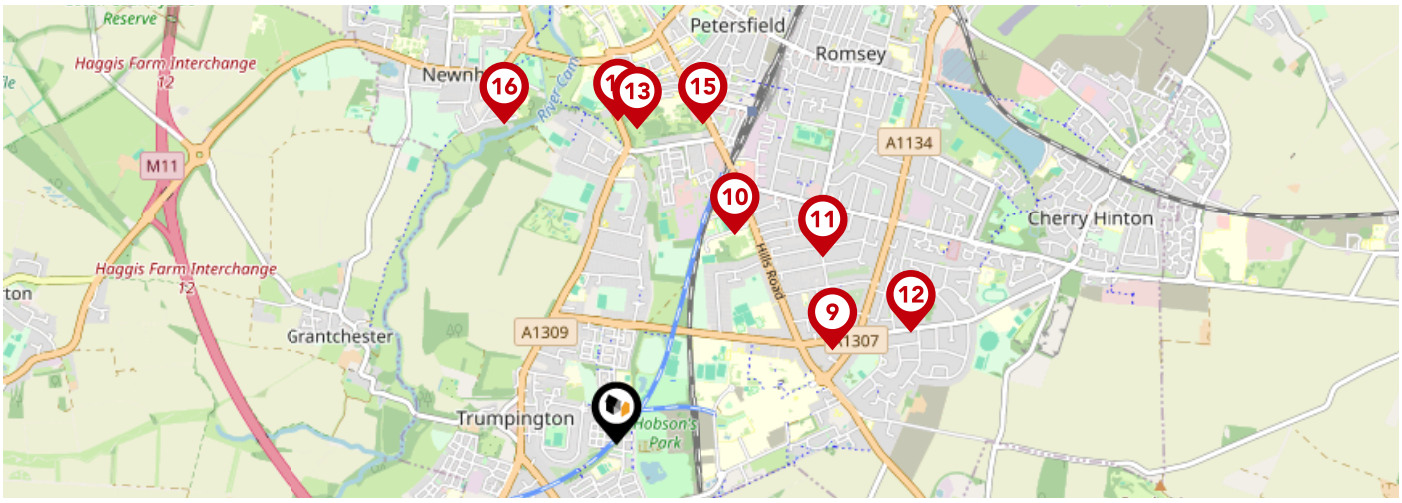
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Homerton Early Years Centre Ofsted Rating: Outstanding | Pupils: 118 | Distance:1.07	✓				
10	Hills Road Sixth Form College Ofsted Rating: Outstanding | Pupils:0 | Distance:1.1			✓		
11	Morley Memorial Primary School Ofsted Rating: Good | Pupils: 390 | Distance:1.27		✓			
12	Queen Edith Primary School Ofsted Rating: Good | Pupils: 422 | Distance:1.43		✓			
13	St Mary's School Ofsted Rating: Not Rated | Pupils: 613 | Distance:1.44			✓		
14	Mander Portman Woodward Ofsted Rating: Not Rated | Pupils: 211 | Distance:1.47			✓		
15	St. Andrew's College Cambridge Ofsted Rating: Not Rated | Pupils: 146 | Distance:1.51			✓		
16	Newnham Croft Primary School Ofsted Rating: Good | Pupils: 229 | Distance:1.54		✓			

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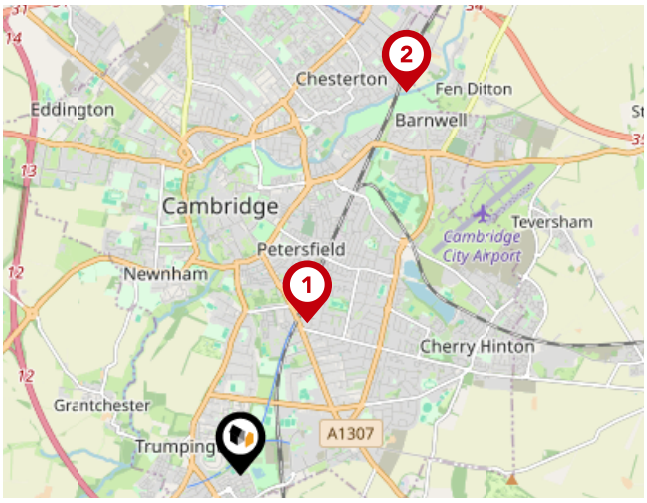
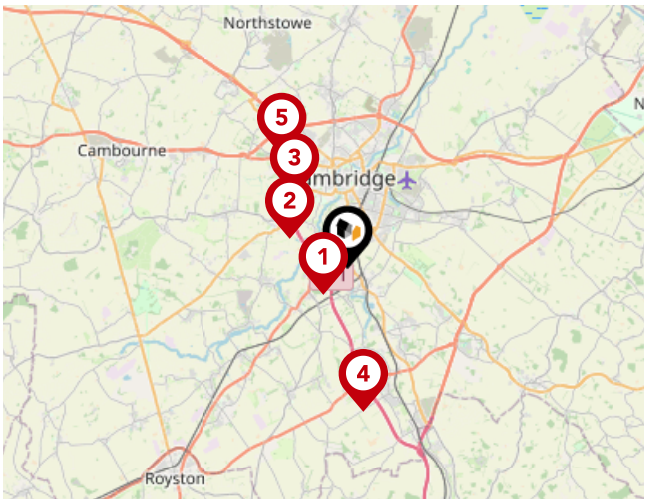
Area
Transport (National)



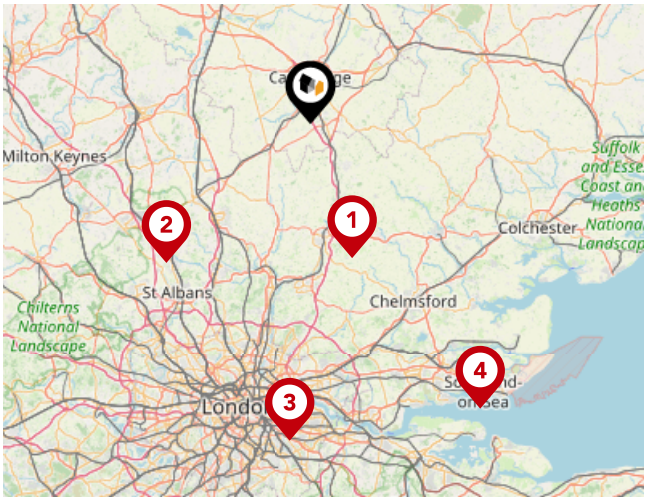
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.51 miles
2	Cambridge North Rail Station	3.79 miles
3	Foxton Rail Station	4.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.27 miles
2	M11 J12	2.32 miles
3	M11 J13	3.26 miles
4	M11 J10	5.27 miles
5	M11 J14	4.73 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.58 miles
2	Luton Airport	29.42 miles
3	Silvertown	46.51 miles
4	Southend-on-Sea	48.67 miles

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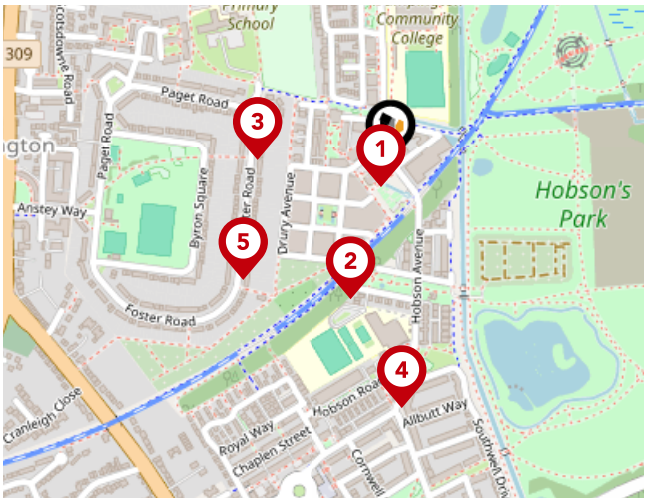
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hobson's Square	0.03 miles
2	The Busway Trumpington	0.16 miles
3	Paget Close	0.15 miles
4	Trumpington Park Primary School	0.28 miles
5	Paget Road	0.21 miles

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Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

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Cooke Curtis & Co
Testimonials

Testimonial 1

Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2

Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3

Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4

We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

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Cooke Curtis & Co
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail