Bush & Co.



54 Northcroft House Nine Wells Road

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Guide Price £435,000 Leasehold

About the Property

A truly impressive second-floor two-bedroom apartment, occupying an enviable position within the acclaimed Aura development. As such the location allows for good transport links via the guided and local bus routes, access to the Addenbrookes Hospital Biomedical Campus (just over 1 mile). Cambridge South railway station around 0.6miles, Cambridge Central railway station around 1.5miles and the City Center around 2.1miles by foot. There are several shops, supermarkets, amenities nearby such as the Medical Centre, Pharmacy, Library, Community Centre. As well as the Trumpington Community College and Sports Centre. Trumpington offers a comprehensive cycle route network to destinations easily reachable.

Offering over 930 sqft of contemporary living space, the apartment combines generous proportions, high ceilings and a high specification finish throughout.

As you step into the apartment you are invited by a spacious entrance hall, with oak flooring extending through to the main living area with underfloor heating throughout. Two useful storage cupboards providing additional storage space, with one housing the washer/dryer.

At the heart of the apartment is a generous open-plan kitchen, dining and living space, benefiting from full-height glazing which floods the room with natural light. Door opens directly onto the south-facing balcony, providing the perfect spot to enjoy some outdoor space. The contemporary kitchen with waterfall-edge worktop is finished with sleek handleless cabinetry and integrated appliances, including a fridge freezer, oven and dishwasher. A generous peninsula incorporates an induction hob and discreetly integrated extractor, with breakfast stools to create a relaxed and sociable space.

Both the principle bedroom and bedroom two feature fitted wardrobes, plush carpeting and large windows. The principle bedroom is further complemented by a stylish en-suite shower room, finished with a large shower, wash hand basin, WC and heated towel rail.

A modern family bathroom compromises a full-size bath, wash hand basin, WC and heated towel rail.

Internally there is loft access. Externally, the property further benefits from an allocated parking space within a secure courtyard, together with dedicated cycle and bin storage, all located within secure indoor facilities.

TENURE - Leasehold
TERM - 239 remaining
GROUND RENT - £350 per annum
SERVICE CHARGE - £3,295 per annum
COUNCIL TAX - Band D
SERVICES - Electric, water and underfloor heating
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

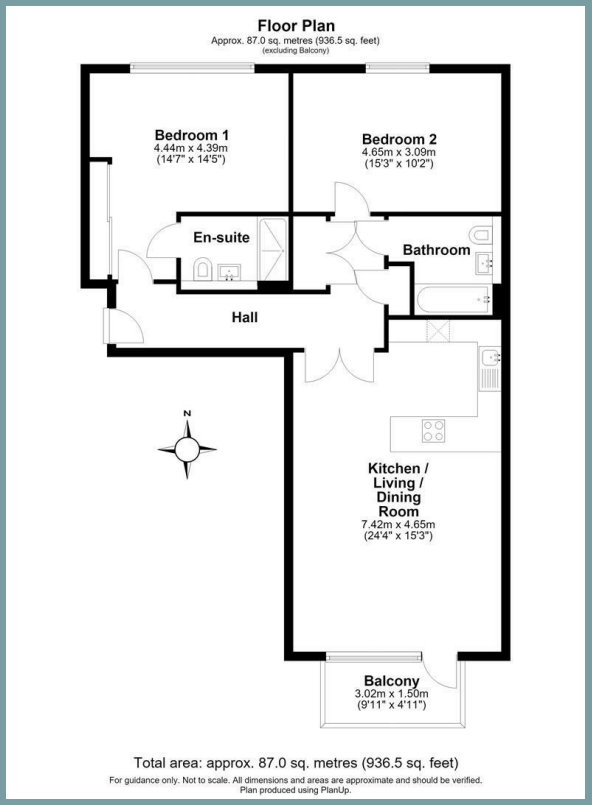
- CHAIN FREE
- Two double bedrooms
- Stunning open planned kitchen/living
- Modern developement
- Two bathrooms
- South facing balcony
- Allocated parking space
- Loft access

Further Information

Tenure - Leasehold
Council Tax - Band D
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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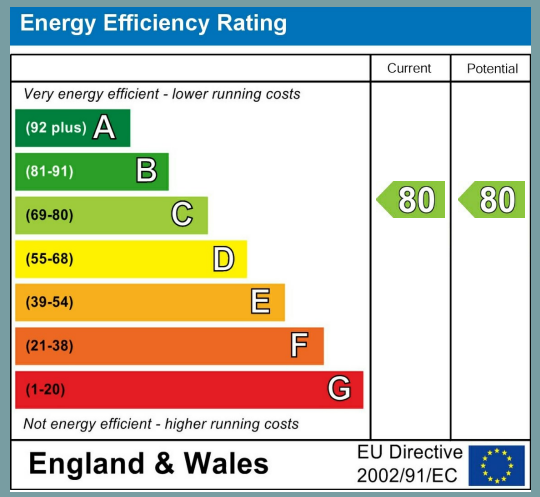
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Contact us for a free valuation of your property

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169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.