



Nine Wells Road, Trumpington, Cambridge

Price: Leasehold £350,000

- Private balcony
- Lift available within the development
- Ideally placed for Addenbrookes, the city and train station
- Allocated Parking
- No Chain
- Two Double Bedrooms

EPC Rating: B



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

Accommodation Includes;

Entrance Hall

Kitchen/Diner/Living 22'6" x 11'10" (6.86m x 3.6m).

Balcony

Utility

Master Bedroom 10'4" x 10'7" (3.15m x 3.23m).

Bedroom 14'9" x 7'3" (4.5m x 2.2m).

Bathroom 7'3" x 6'3" (2.2m x 1.9m)

USEFUL INFORMATION

If buying a home seems out of reach, Shared Ownership* could be the answer and offers a great alternative to renting. This property has a 30% share available to purchase, and you will pay a subsidised rent on the remaining share, as displayed above.

In the future you can purchase further shares in your home** or sell your share and move on.

*Properties are offered as leasehold.

**Some properties are restricted to the level of share you can purchase.

Please note: Your home may be repossessed if you do not keep up repayments on your mortgage.

All applicants will need to be approved by Help to Buy at their website.

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with floorplan 1/2021



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102196 - 0001