



Northcroft House Nine Wells Road, Trumpington Cambridge
£103,000 Leasehold

**Sharman
Quinney**

Key Features



99 Years remaining as of 25 Mar 2016

£155.82 Ground Rent pcm

Review due: Ask Agent

£155.82 Service Charge pcm

Review due: Ask Agent

- 30% Shared Ownership
- 2 Bedroom Apartment
- Close to Train Station
- Private balcony space
- Allocated Parking

**** 30% SHARED OWNERSHIP **** We are pleased to present this 2 BEDROOM APARTMENT positioned in the MODERN and DESIRABLE TRUMPINGTON SUBURB.

The apartment benefits from being easily accessible to Addenbrookes Hospital (especially by



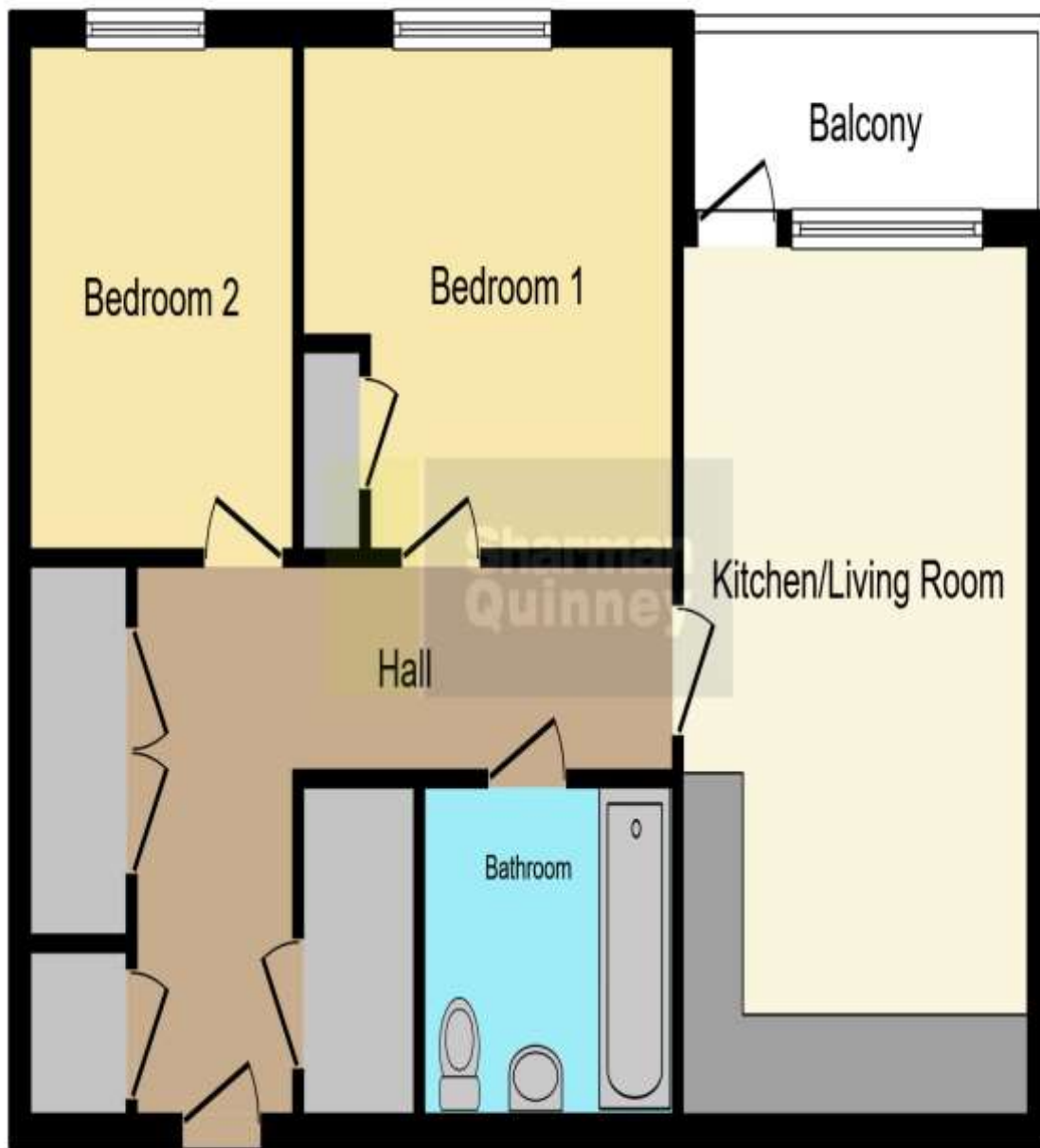
bike) and Cambridge Train Station is a 10-15 minute bike ride too. Major road links are close by, with quick access to the M11/A14. The apartment is also a 2 minute walk from a local gym and a 5 minute walk to new local amenities, including shops, a library and GP surgery. A local park is also in close proximity. The décor has been left largely untouched, giving a buyer the potential to put their stamp on the interior to their taste.

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)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01223 844760

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