



Nine Wells Road., Trumpington CAMBRIDGE
£154,000 – 40% share Leasehold

**Sharman
Quinney**

Key Features



99 Years remaining as of 25 Mar 2016

£1644.54 Ground Rent pcm

Review due: [Ask Agent](#)

£400.00 Service Charge pcm

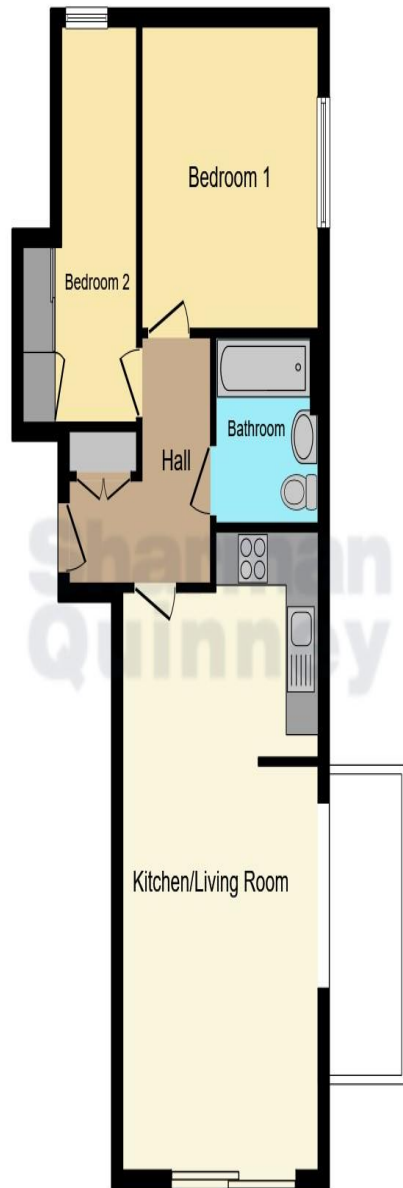
Review due: [Ask Agent](#)

- Two Bedroom Apartment
- Private Balcony
- Allocated Parking
- Built in 2016
- Easy Commute to Train Station

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 3.67m x 7.21m (12' x 23'8").

Bedroom 1 - 3.31m x 3.41m (10'10" x 11'2").


Bedroom 2 - 2.13m x 4.47m (7' x 14'8").

To view this property call Sharman Quinney on:
01223 844760

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