



Northcroft House Nine Wells Road, Trumpington Cambridge
£225,000 Leasehold

**Sharman
Quinney**

Key Features



99 Years remaining as of 25 Mar 2016

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£1904.28 Service Charge per annum

Review due: Ask Agent

- Desirable Location
- Private allocated parking
- Private Balcony
- Excellent links to Addenbrookes and central Cambridge
- 70% Shared Ownership

A fantastic contemporary two-bedroom apartment, ideally situated just a short distance from Cambridge city centre, the mainline railway station, and Addenbrooke's Hospital.

Offered on a 70% shared ownership basis, with the option to staircase to 100%, this stylish home



is perfect for first-time buyers or professionals seeking convenience and modern living.

The property features a spacious entrance hall with ample storage, leading to a bright and airy open-plan kitchen/living area with access to a private balcony offering stunning views. There are two well-proportioned double bedrooms and a modern family bathroom.

With excellent transport links, local amenities, and green spaces nearby, this apartment provides the perfect blend of comfort and convenience.

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





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

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 3.45m x 6.10m

Bedroom 1 - 2.67m x 3.00m

Bedroom 2 - 3.70m x 3.00m

To view this property call Sharman Quinney on:
01223 844760

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