



Woodpecker Way, Trumpington, CB2 9FB

CHEFFINS

Woodpecker Way

Trumpington,
CB2 9FB

A superbly presented second floor apartment, offering well proportioned and stylish accommodation, forming part of this modern development, which has recently acquired the freehold, situated in a most convenient location with an ease of access to a wealth of local amenities, soon to open Cambridge South station, and other major commuter links.

LOCATION

Woodpecker Way is situated within the initial phase of the acclaimed Aura development by Countryside Properties, conveniently located off Long Road. This well-designed community offers an array of nearby amenities, including a doctors' surgery, a large supermarket, a convenience store, a post office, and various public houses and restaurants. Families will appreciate the proximity of Fawcett Primary School, Trumpington Community College Secondary School and Long Road Sixth Form College, while Cambridge's broader educational landscape boasts renowned institutions such as the Leys, Perse, Parkside Community College, and Hills Road Sixth Form College. The strategic location ensures easy access to Addenbrooke's Hospital and the Biomedical Campus, accessible via the guided bus track and dedicated cycle/foot paths. Residents can enjoy seamless connectivity with regular bus services linking Addenbrooke's Hospital, the City Centre, the railway station, and the Science Park. The soon to be opened Cambridge South is just a short walk/cycle away.

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Guide Price £475,000





TIMBER ENTRANCE DOOR

with viewfinder back into Communal Entrance Hallway, providing entrance into:

ENTRANCE HALLWAY

with wood effect floor, wall mounted video entry telecom system, radiator, two built-in storage cupboards via a set of double doors one housing pressurised hot water cylinder and doors leading into respective rooms.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with a stone work surface with inset stainless steel sink with hot and cold mixer tap, integrated 4 ring AEG hob with concealed extractor hood above, integrated double oven, adjacent to this integrated and concealed fridge/freezer, dishwasher, washing machine and cupboard housing wall mounted gas fired boiler providing hot water and heating for the property, wall mounted thermostat, wood effect flooring, inset LED downlighters, extractor fan, double glazed window to side aspect, opening through into Dining/Living Area with continuation of the wood effect flooring, radiator, full height and full width set of double glazed window and door leading out onto covered balcony.

BEDROOM 1

with full height built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, full height double glazed window to side aspect, door leading into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head, accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, wood effect upstand, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 2

with radiator, full height double glazed windows to side aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, secondary shower head attachment, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, heated towel rail, tiled flooring, radiator, LED downlighters, extractor fan.

BALCONY

with timber decking, metal railings and balustrades enclosing the space and provides a beneficial feature for all year round entertaining and relaxing.

OUTSIDE

To the front the property is approached off Woodpecker Way via a communal entrance door leading to the entrance hallway with the corresponding postal address boxes for the 12 properties. Internal access to the secure undercroft parking area and the lift that provides access to the property which is located on the second floor. The property can also be accessed via the communal stairwell.

AGENTS NOTE

Tenure - Leasehold, Share of Freehold
Length of Lease - 242 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £2,400
Service Charge Review Period - N/A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

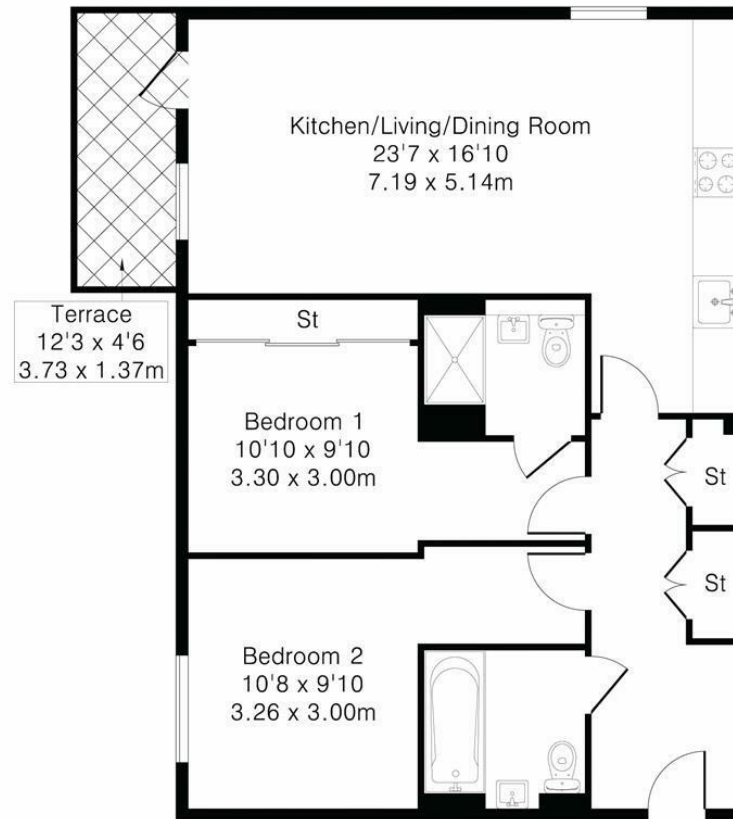
Local Authority - Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 797 sq ft - 74 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

