



Nine Wells Road, Cambridge, CB2 9DA

**CHEFFINS**



## Nine Wells Road

Trumpington, Cambridge,  
CB2 9DA

A stylish and modern two bedroom apartment, offering well proportioned accommodation, forming part of this highly regarded development. Situated in the most convenient of locations with ease of access to the Addenbrookes Site, Cambridge City Centre, Cambridge Station as well as other major commuter links.

2 2 1

**Guide Price £450,000**





## COMMUNAL ENTRANCE DOOR

into:

## COMMUNAL ENTRANCE

with lift access up to third floor where the apartment can be located, stairwell providing access up to the apartment front door leading into:

## ENTRANCE HALL

with wood flooring, two storage cupboards, one with room for washing machine, and entrance into various rooms.

## SITTING ROOM/KITCHEN/DINER

with wood flooring, LED spotlights in Kitchen area and LED downlighters in Sitting Room, large triple glazed window in Sitting Room and outward opening door access onto BALCONY, double aspect room, underfloor heating. Kitchen with double glazed window overlooking side of the property with a Smeg 4 ring induction hob and Smeg extractor fan, built-in oven, built-in Smeg dishwasher, fridge and freezer, marble effect worktops with stainless steel sink and hot and cold mixer tap, as well as draining board.

## MASTER BEDROOM

double room carpeted, triple glazed window, built-in wardrobes.

## ENSUITE

comprising of three piece suite including w.c., wash hand basin with stainless steel mixer tap, tiled walk-in shower, electric towel rail, LED spotlights, Karndean effect flooring.

## BEDROOM 2

double bedroom carpeted with triple glazed window overlooking rear of the property, built-in wardrobe with sliding doors.

## BATHROOM

comprising of a three piece suite, bath with shower over, hand basin with stainless steel mixer tap, low level w.c., frosted glass window, part tiled, Karndean effect flooring and electric heated towel rail.

## PARKING

1 covered parking space available at the rear of the property, within a secure, gated, parking complex.

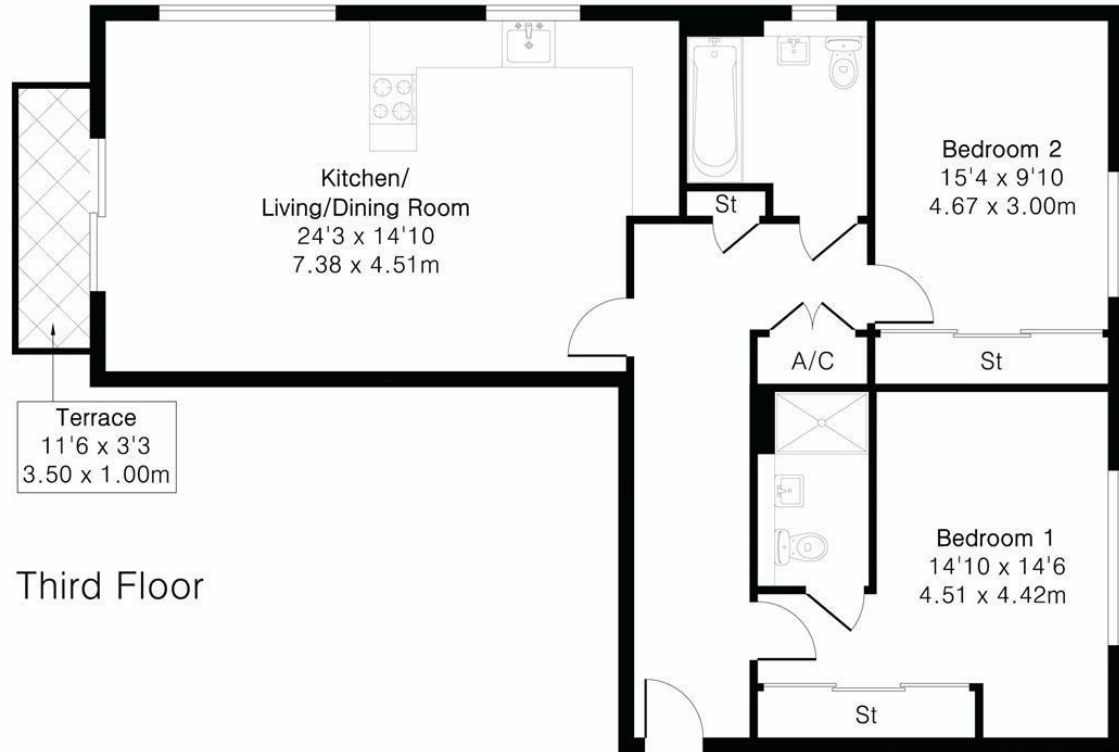
## AGENT'S NOTE

Lease Length: 250 years  
 Years Left: 240 years  
 Ground Rent: £532.15 per annum  
 Service Charge: £2,844.41 per annum (£1422.29 to be paid in the first half of the year, £1422.12 to be paid in the second half of the year)





Approximate Gross Internal Area 935 sq ft - 87 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 £450,000  
 Tenure - Leasehold  
 Council Tax Band - D  
 Local Authority - Cambridge



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 practise. 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.



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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

