



Bush & Co.



36 Stacey Road, Trumpington, CB2 9FG

Guide Price £359,000 Leasehold



Stacey Road is part of the acclaimed Aura development positioned to the south side of the city off Long Road. As such the location allows for good access to the Addenbrookes Hospital Biomedical Campus (just over 1 mile), the mainline railway station (around 2.5 miles) and the historic city centre (around 3 miles). There are several shops, supermarkets and amenities nearby as well as the Trumpington Community College and Sports Centre.

The apartment is located on the first floor with secure communal entrance by key fob on the ground floor. No other apartments are either above or below.
The entrance door leads to a particularly spacious hallway with large built in cupboard and window. The space could easily double up as a study/office area.
The open plan sitting/dining/kitchen leads out to a balcony/terrace with room for a table and chairs. The fully fitted kitchen area with stone work surfaces includes a full complement of integrated appliances including electric double ovens, electric hob with extractor over, washer/dryer, fridge, freezer and dishwasher.
The generous bedroom has a full height window and built in double wardrobe with mirrored sliding doors.
There is a stylish three piece shower room featuring a large walk in shower enclosure, w.c with concealed cistern and inset wash hand basin in addition to a chrome heated towel rail, fitted mirror and part tiled walls.

Outside - There is a garage located below the apartment, which is shared with one other property, with its own secure remote electric access.

Further visitor parking is available nearby and there is a secure cycle store.

TENURE - Leasehold with each owner becoming a director retaining a 1/8 share of the freehold interest

TERM - 997 years remaining

MAINTENANCE CHARGES - £1530 PA

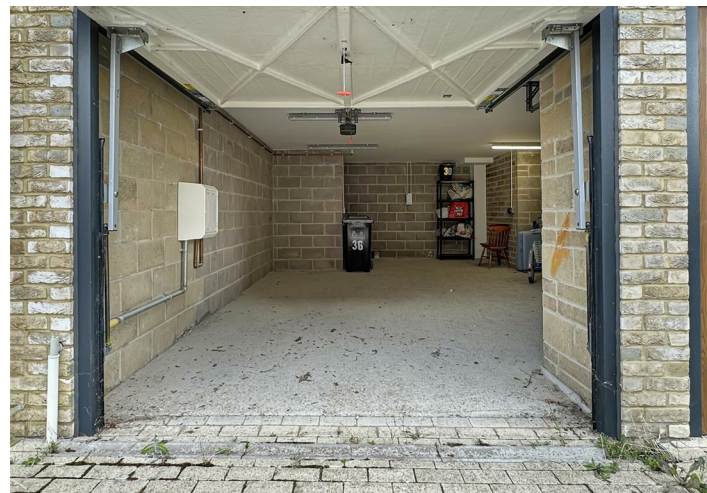
GROUND RENT - N/A

COUNCIL TAX - Band B

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge

VIEWINGS - Strictly through the vendors selling agents 01223 246262



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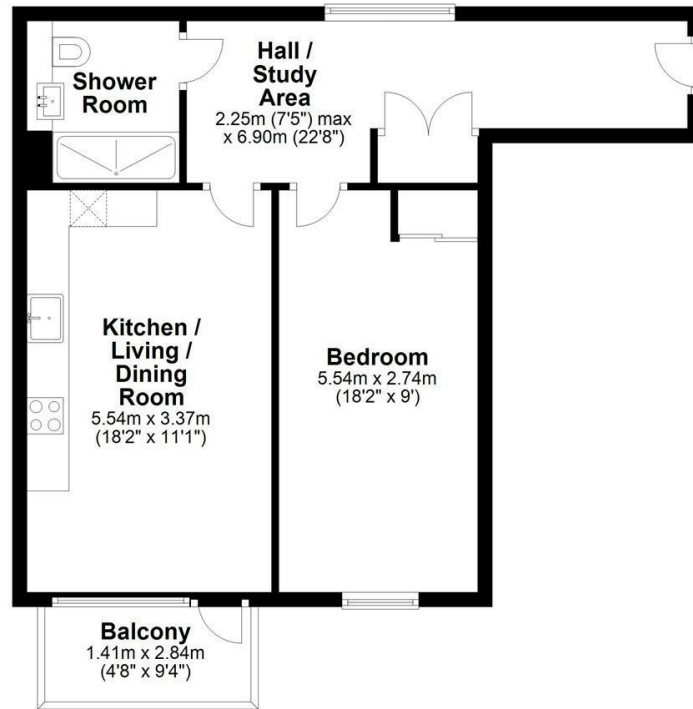
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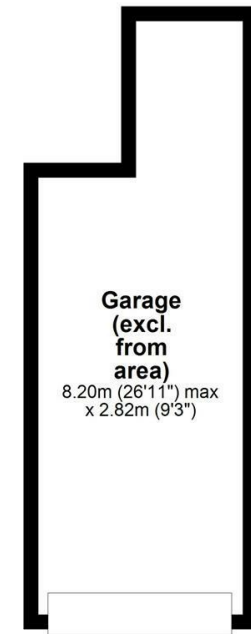
Contact us for a free valuation of your property
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Established. Independent. Passionate

Floor Plan
Approx. 53.2 sq. metres (572.6 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - All furniture, fixtures and fittings are available by separate negotiation.

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

