



Bush & Co.





## 42 Dobson Way, Trumpington, CB2 9ES

### Offers Around £135,000 Leasehold



Energy Rating Band B

The apartment accommodation comprises spacious entrance hall with storage cupboard housing plumbing for a washing machine and space for tumble dryer, gas fired boiler serving hot water and central heating and an air circulation unit.

The open plan sitting/dining and kitchen offers a sink unit, a range of wall and base storage cupboards, integrated dishwasher, electric hob and oven. The fridge and freezer are also integrated.

A doors lead to the balcony with views of the public open space with dual aspect and timber flooring.

The apartment benefits from 2 bedrooms the principal bedroom is a good size double and is light and airy, bedroom 2 again is a good size double. Bathroom comprises a panel bath with shower over, hand basin and wc, extractor fan and towel rail.

The property is sold with an allocated secure under croft parking space.

This property is part of a collection of unique apartments that offer a more sustainable lifestyle arranged around an open green space. These perfectly located new homes in Trumpington offer eco-friendly living in a socially integrated neighbourhood within the flourishing new community. Trumpington is a popular location in the City of Cambridge approximately 2 miles south of the City Centre, 2 miles from the train station and allows excellent access to M11. Trumpington offers a range of local amenities including various shops and public houses including a petrol station, schools and a park and ride site.

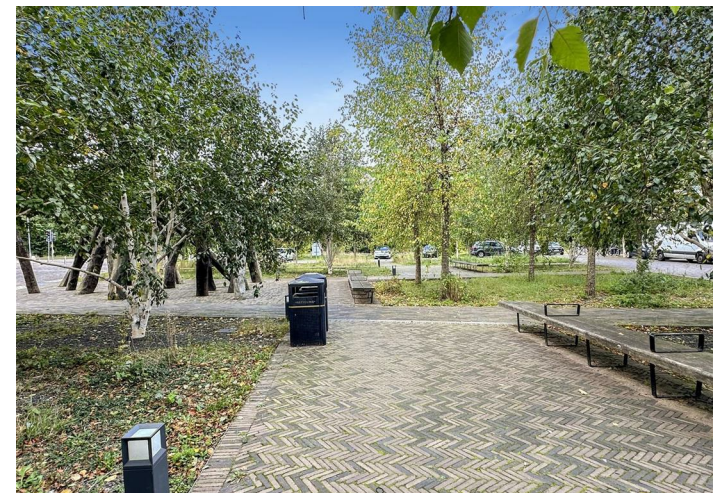
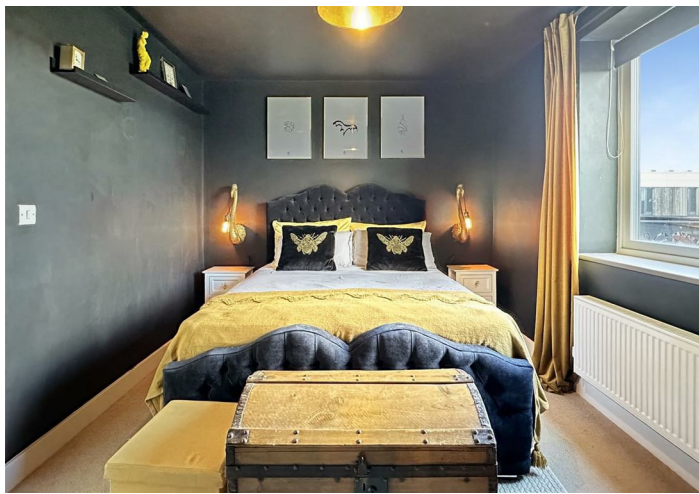
Tenure: Leasehold 125 years from 17 December 2018

Rent: £142.11 per week

Service charges: Approximately £345.48 per month

Services: Mains water, drainage, gas and electricity.







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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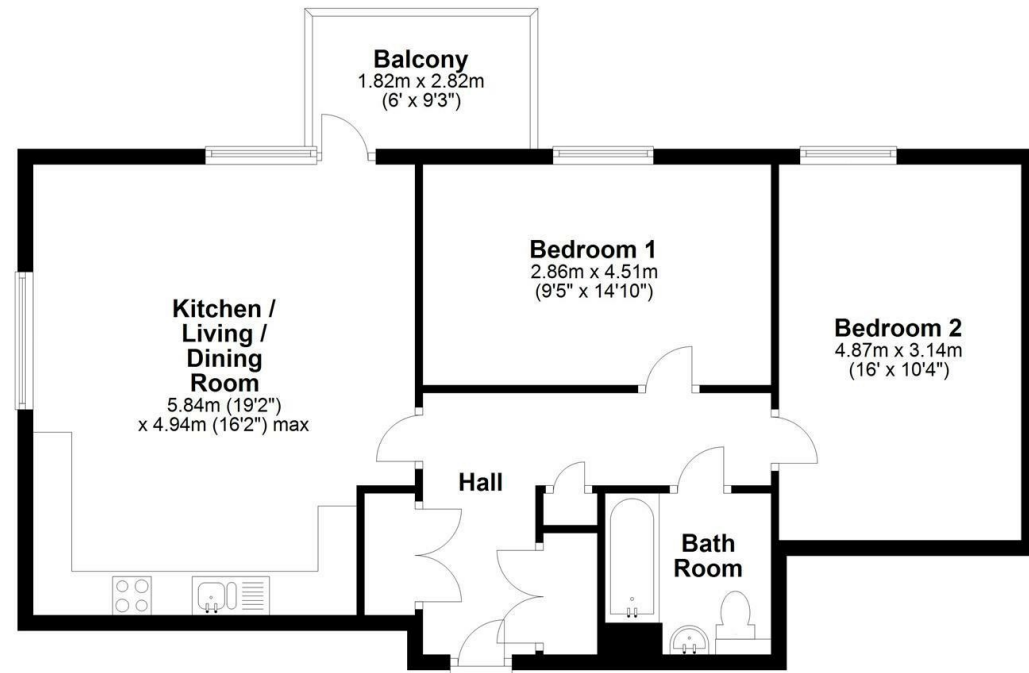
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### Floor Plan

Approx. 73.8 sq. metres (794.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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