



Bush & Co.



## 30 Woodpecker Way, Trumpington, CB2 9FB

Price £127,500 Leasehold



Woodpecker Way 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. Trumpington offers a comprehensive cycle route network with the mainline railway station and other destinations easily reachable.

The property is a ground floor apartment with a 30% ownership share in a sought after corner position with secure undercroft car parking. The accommodation is well presented and light throughout and there is no upward chain. A 30% share is available for £127,500 and it is possible to staircase to 100% with a full value of £425,000. The additional monthly rent payable to BPHA is £815.85.

The secure communal entrance door leads to the apartment with a front door to the particularly spacious hallway with video intercom entry and two large storage cupboards.

The bathroom has a modern three piece suite with shower over the bath, chrome heated towel rail and part tiled walls and flooring.

Bedroom one is a generous double room with built in double wardrobe and bedroom two is a further double room. The superb open plan sitting/dining/kitchen runs the full width of the property at the front and is beautifully spacious and light with full height windows and doors. The well fitted kitchen area comprises a contemporary range of wall and base units and contrasting work surfaces with integrated appliances including electric oven and hob with extractor over, dishwasher, fridge and freezer as well as the concealed wall mounted gas fired combination boiler, plumbing for washing machine and tiled floor. There is a door out to the covered seating terrace offering plenty of space for a table and chairs.

Parking - There is an allocated car parking space within the secure undercroft car park with direct internal access to the communal hallway.

Secure cycle storage is also available.

TENURE - Leasehold

TERM - 120 years remaining

MAINTENANCE CHARGES - £146.13 to include buildings insurance and payment to reserve fund

COUNCIL TAX - Band C

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

LOCAL AUTHORITY - Cambridge



## Exceptional service in Cambridge and the surrounding villages

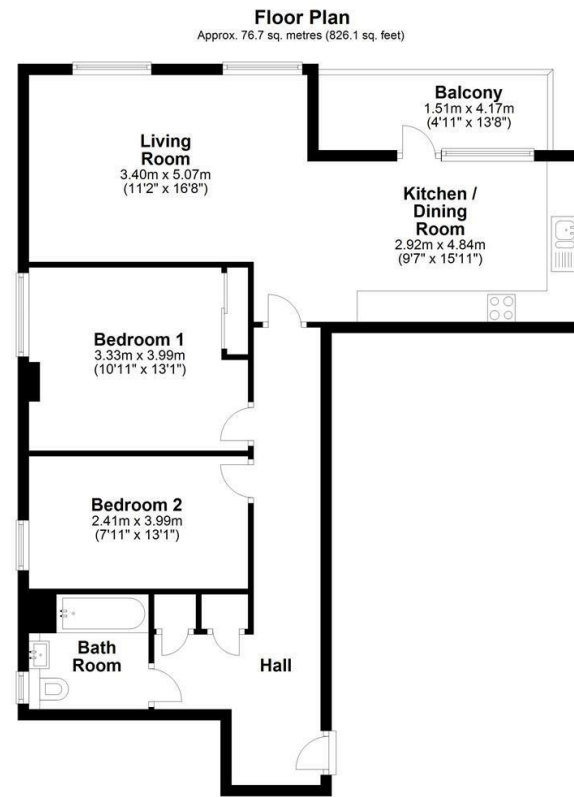
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- \* Honest valuations with a true market assessment
- \* Bespoke individual marketing
- \* Premium and feature listing status
- \* Dedicated sales progression
- \* Social media campaigns
- \* Professional quality photography
- \* Media tours

Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate



Total area: approx. 76.7 sq. metres (826.1 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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

[www.bushandco.co.uk](http://www.bushandco.co.uk)

