



Bush & Co.



37 Whittle Avenue, Trumpington, CB2 9BW

Guide Price £365,000 Leasehold



Whittle Avenue forms part of the acclaimed Great Kneighton development positioned to the south side of the city. As such the location allows for good access to the Addenbrookes Hospital Biomedical Campus (just over 0.5 miles), the mainline railway station (around 3 miles) and the historic city centre (around 3.5 miles). There are several shops, supermarkets and amenities nearby as well as good schooling for all ages. Trumpington offers a comprehensive cycle route network with the mainline railway station and other destinations easily reachable.

The property is a spacious and light filled second floor apartment which has a pleasant outlook over the play park. There are two particularly spacious bedrooms in addition to well proportioned open plan living space with a large covered balcony/terrace. The property has a long lease of 987 years and benefits from a communal roof terrace with far reaching views and allocated car parking space. There is no upward chain.

Communal entrance on the ground floor has stairs and lift to all floors.

The entrance hallway has a video intercom entry phone and a large built in cupboard.

The beautifully spacious and light sitting/dining/kitchen offers access to a superb covered balcony/ seating terrace with fine views across the play park. The modern fitted kitchen area comprises a range of wall and base units and quartz work surfaces with a full complement of integrated appliances including electric double ovens, gas hob with extractor canopy over, washer dryer, dishwasher, fridge and freezer.

Bedroom one is a comfortable room with floor to ceiling windows and built in wardrobe with mirrored sliding doors.

Bedroom two is also a generous space with floor to ceiling window overlooking the play park.

The stylish bathroom offers a three piece suite with shower over the bath, window, chrome heated towel rail, air extractor and tiled walls/floor.

Outside - There is a communal roof terrace for the use of residents which offers far reaching views.

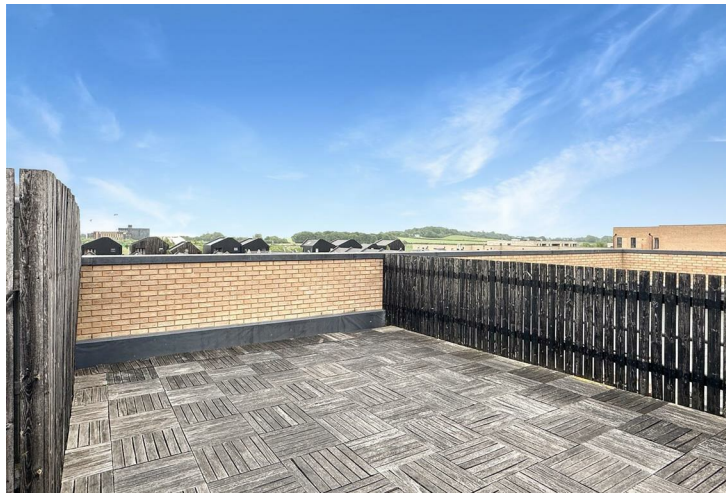
There is an allocated car parking space within the residents car park as well as communal bicycle and bin stores.

TENURE - Leasehold

TERM - 987 years remaining

MAINTENANCE CHARGES - £992.90 per 6 months

GROUND RENT - £375.30 PA



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Floor Plan

Approx. 61.3 sq. metres (659.6 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 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
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