



Bush & Co.

6 The Aura Building Northtrop Road, Cambridge - £2,100 PCM

An exceptional two double bedroom apartment in the popular Aura development which is positioned to the south side of the city off Long Road with good access to the Addenbrookes Hospital, the mainline railway station and the city centre. There are several shops, supermarkets and amenities nearby as well as the Trumpington Community College and Sports Centre.

The apartment is located on the second floor and benefits from being extremely spacious and bright, it has two large covered terraces, two bathrooms and allocated under croft car parking.

Communal Entrance

The secure communal lobby on the ground floor allows access to all floors via stairs and lift as well as direct access to the under croft car park

Entrance Hallway

Spacious hallway with dark wood flooring, which continues throughout the apartment. The central hallway, with video intercom entry phone provides access to all rooms and contains a large built in cupboard

Kitchen/Living Room

31'6" x 14'1" (9.61 x 4.31)
The stunning open plan living/dining/kitchen benefits from having lots of natural light courtesy of dual aspect windows and doors which lead out to two spacious covered terraces. The well equipped kitchen comprises a contemporary range of wall and base units with integrated appliances including electric oven, microwave, induction hob, fridge, freezer, dishwasher and washer dryer

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom 1

17'2" x 11'3" (5.24 x 3.44)
Double bedroom with fitted wardrobes and smart three piece ensuite shower room

Bedroom 2

17'1" x 8'10" (5.22 x 2.71)
Second double bedroom with wardrobes

Bathroom

Main bathroom with shower over bath, WC, heated towel rail and hand basin

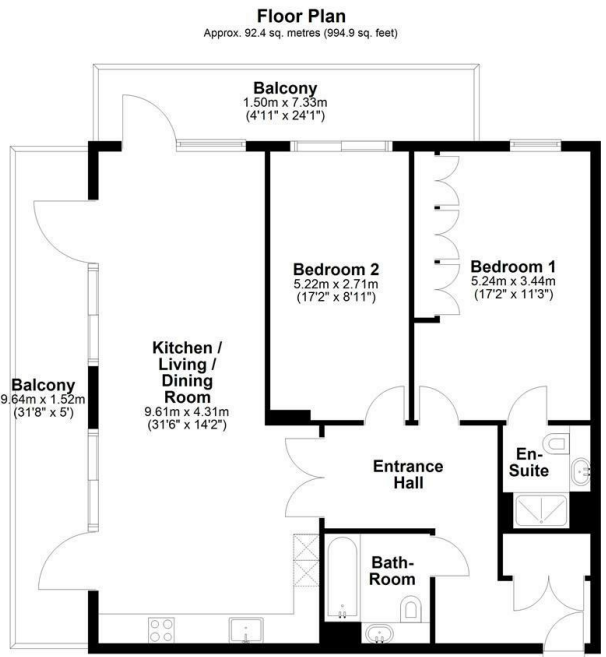
Parking

Allocated car parking is provided in the secure gated under croft car park with one space available

Key Information

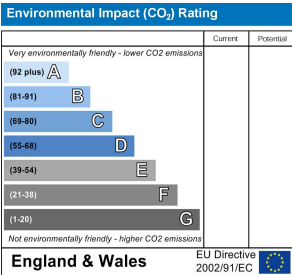
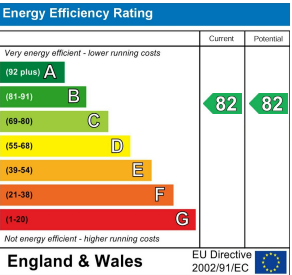
EPC Rating – B
Council Tax Band – D (Cambridge City Council)
Rent – £2100 pcm (£484 pw)
Deposit – £2423
Available unfurnished now
Long term tenancy

- Two Bedroom Apartment
- Two Bathrooms
- Allocated Under Croft Parking
- Under Floor Heating
- Double Glazed
- Second Floor
- 92.4 sqm / 994.9 sqft
- Two Balcony Terraces
- Iconic Aura Building
- Available Now



Total area: approx. 92.4 sq. metres (994.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk