



9 Forbes Close, Cambridge, CB2 9DP  
30% Shared ownership £96,000 Leasehold



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01223 800860



FORBES CLOSE



**A BEAUTIFULLY PRESENTED EQUITY SHARE ONE BEDROOM, SECOND FLOOR APARTMENT CONVENIENTLY PLACED WITHIN CLOSE STRIKING DISTANCE OF ADDENBROOKE'S HOSPITAL, CAMBRIDGE CITY CENTRE AND THE M11**

- Secure telephone entry system
- Open-plan living accommodation
- Contemporary kitchen with a host of integrated appliances
- Luxury bathroom suite
- Secure allocated parking
- Communal entrance hall with lift and telephone entry system
- Generous balcony terrace

**The property**

Set on the edge of this popular development, this apartment has been finished to a particularly high standard throughout and offers well proportioned living accommodation located on the second floor of this most attractive apartment block just off Hills Road.

Secure telephone entry system leads to a communal entrance hall with lift to the second floor. The apartment is accessed via a spacious entrance hall with two large storage cupboards, there is a double bedroom with fitted wardrobe cupboards and luxury bathroom suite. The living accommodation is open plan, the kitchen area is fitted with attractive base level and wall mounted storage cupboards with ample working surfaces with inset one and half sink unit with mixer tap and drainer, 4-ring ceramic hob, oven and extractor, integrated fridge and dishwasher and space for washing machine. The living room area has a door to a generous south-facing balcony. There is secure under-croft parking for one car and a bike and bin store.

**Location**

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

**Tenure**

Leasehold. There is a service charge of £106.98 per month and the monthly rental element on the remaining 70% of the property is currently £554.53.

**Services**

All mains services connected

**Statutory Authorities**

South Cambridgeshire District Council

**Fixtures and Fittings**

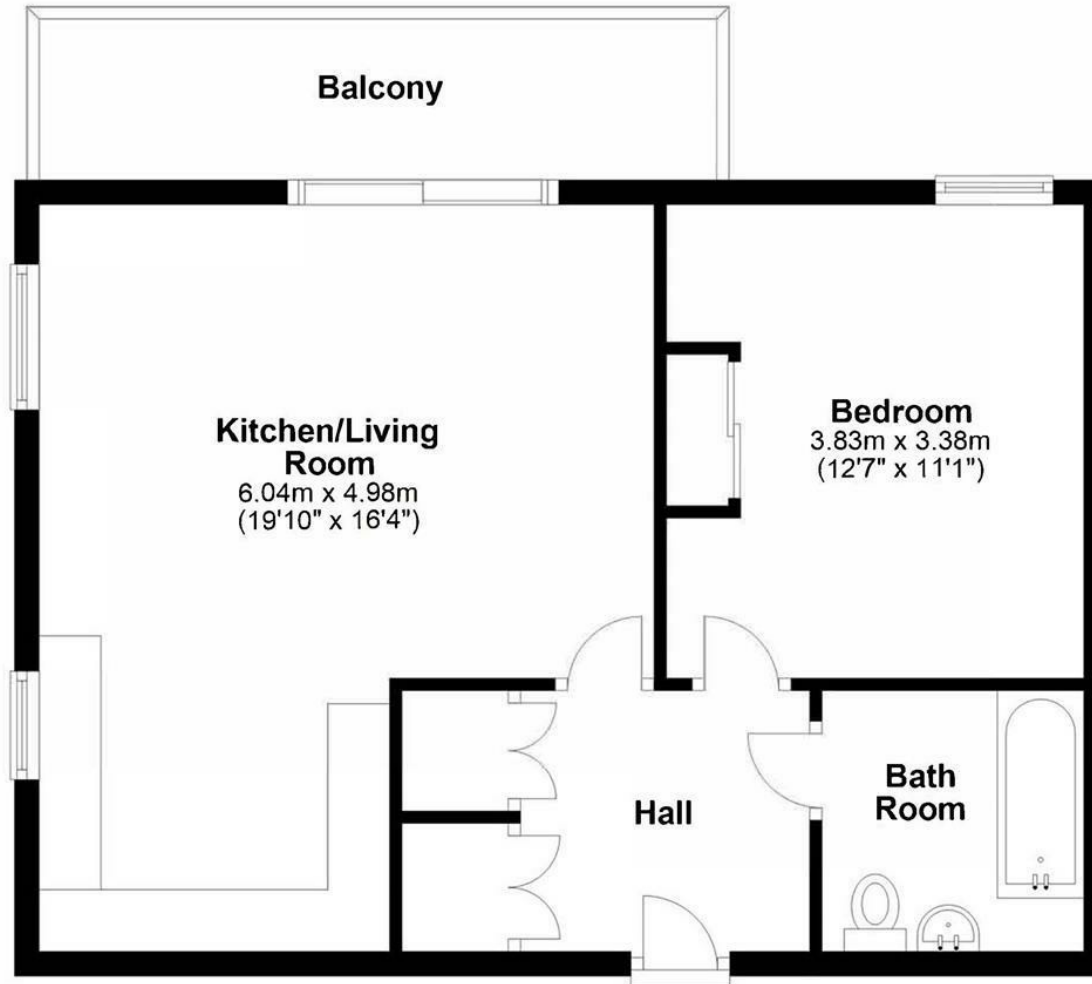
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Second Floor



Approx. gross internal floor area 51 sqm (550 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



