



Green Lane, Trumpington

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A contemporary one bedroom apartment located within walking distance to Trumpington High Street, allowing easy access to the city centre via road or bike and onward M11 road links. The property is in close proximity to the Clay Farm Centre's facilities, including pharmacy, Sainsburys and Nisa Local.

£1,600 pcm

Windslow House, Green
Lane, Cambridge, CB2 9DG



A stunning one bedroom apartment in the heart of the popular Aura Development, situated just off Long Road and close to Addenbrooke's Hospital and Trumpington park and ride. Sainsbury's, Nisa Local, GP surgery and the local community centre at Hobson Square are all within walking distance of this beautifully presented apartment.

The property is approached via fob entry communal entrance and is located on the second floor, which can be accessed by either elevator or stairs. Stepping into the apartment, you are immediately greeted with high ceilings and floor to ceiling windows, providing a bright and airy feel.

The entrance hall has a useful storage cupboard to the left which houses the washing machine and ventilation system, whilst the open plan kitchen / living room is directly to the front. The kitchen offers plenty of worktop and cupboard space, plus integrated Smeg appliances including fridge / freezer, dishwasher, oven and hob. The living room is flooded with light during the day and has access directly to the front facing balcony.

The spacious bedroom has built in wardrobes and door leading to the balcony. There is also a bathroom with shower over the bath.

The property is very quiet, being situated on a no-through road and features a south facing, non-overlooked balcony with a line of protected mature trees opposite, offering total privacy for the occupant. The apartment has triple glazing throughout and is extremely energy efficient, with electric underfloor heating in all rooms. There is also one allocated parking space.

Available 5th August 2024. Video tour available.







55 sqm / 592 sqft

1 bed, 1 bath, 1 recep

Council tax band – B

EPC - B / 85

Electric heating

Allocated parking

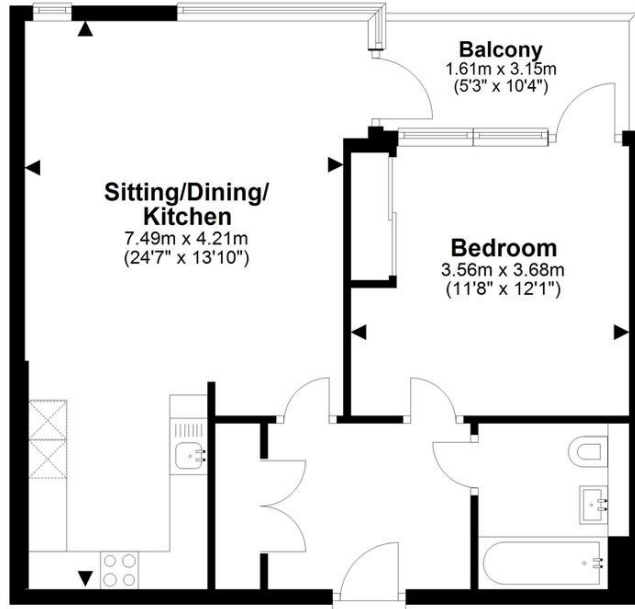
Balcony

Available August 2024



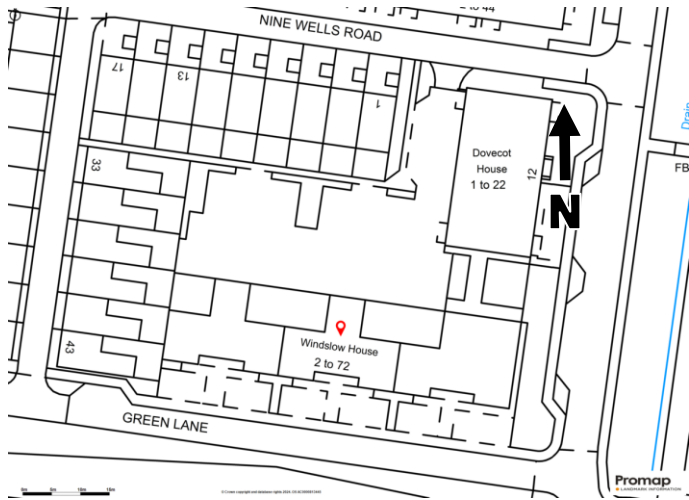
Second Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 54.2 sq. metres (582.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

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