

Woodpecker Way, Trumpington, CB2 9FB

£1,750 Per Month

Council Tax Band: C



A beautifully presented second-floor apartment with secure underground parking and bicycle storage, ideally situated in the sought-after Aura development. Offering excellent access to Addenbrooke's Hospital, the Biomedical Campus, and Cambridge city centre, this property is perfect for modern living.

The apartment features a spacious entrance hallway with two large storage cupboards, leading to a stylish open-plan living area and a contemporary kitchen equipped with integrated appliances. Dual aspect patio doors flood the living space with natural light and open onto an impressive L shaped balcony, providing delightful views over the leisure area and Trumpington Community College.

There are two well proportioned bedrooms, one double and one single, along with a sleek, modern bathroom complete with a low level WC, basin, and a shower over the bath. The property benefits from high ceilings and an abundance of natural light throughout, creating a bright and airy atmosphere.

The Aura development is conveniently located just off Long Road in Trumpington, offering a wealth of local amenities, including a doctor's surgery, large supermarket, convenience store, post office, and a variety of pubs and restaurants. Addenbrooke's Hospital and the Biomedical Campus are within easy reach via the guided busway and cycle paths. Regular bus services connect the development to the city centre, railway station, and Science Park. For those commuting by car, the M11 is just 2 miles away, providing quick access to the A14, A1, Stansted Airport, and the M25.

This stylish apartment offers contemporary living in a prime location and comes fully furnished for immediate comfort and convenience.



Open House Cambridgeshire



Second Floor



	Metric	Imperial
Living/Kitchen	7.17m x 4.04m (max)	23'8 x 13'5 (max)
Bedroom 1	3.81m x 2.76m	12'7 x 9'1
Bedroom 2	3.81m x 2.13m	12'7 x 7'0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	