

Austin Drive, Trumpington, CB2 9BB  
Guide Price £395,000  
Council Tax Band: C



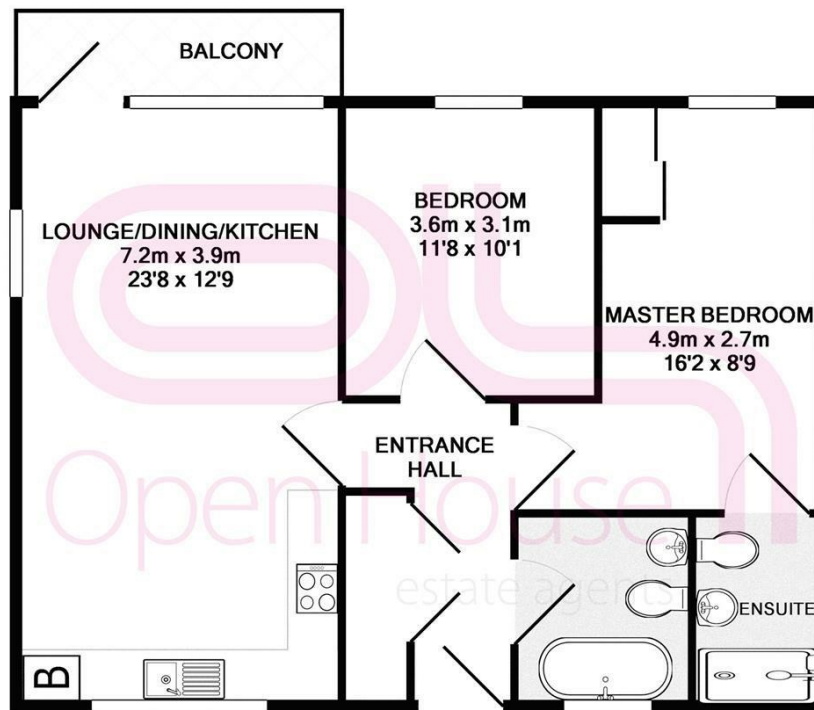
A thoughtfully designed two-bedroom chain free apartment featuring an open-plan living area with double doors that seamlessly extend to a balcony, offering a delightful space for relaxation. The master bedroom boasts the convenience of an en-suite shower room, complemented by a well-appointed family bathroom. The residence includes the added benefit of allocated parking.

Situated at the intersection of Addenbrooke's Road and Austin Drive, The Forbes Building enjoys a strategic location in close proximity to the Addenbrooke's campus, providing convenient access out of the city. Trumpington, a dynamic and rapidly growing part of the city, maintains its village charm and strong sense of community. Its prime positioning facilitates easy commuting to the Addenbrooke's campus, the M11, and the city via car, bus, guided bus, purpose-built cycle routes, or a pleasant walk along the path to the mainline station to avoid car traffic.

The location offers excellent public schools with state-of-the-art amenities, and several private schools are also easily reachable by bicycle. Additionally, Trumpington features an array of amenities, including restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, and the convenience of a Waitrose supermarket. Two new country parks further enhance the quality of life in this vibrant area.



Open House Cambridgeshire



**Approx. Gross Internal Floor Area 747 sq.ft / 69.4 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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	