



Northcroft House

Nine Wells Road | Trumpington | Cambridge | CB2 9DA

£1,450 PCM

COOKE
CURTIS
& CO

Key features

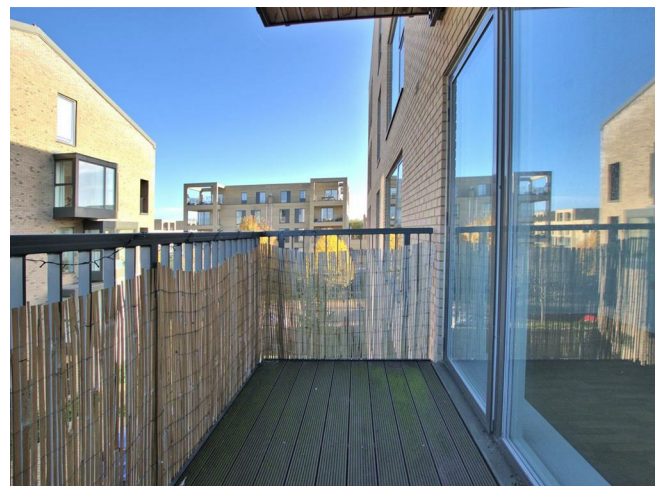
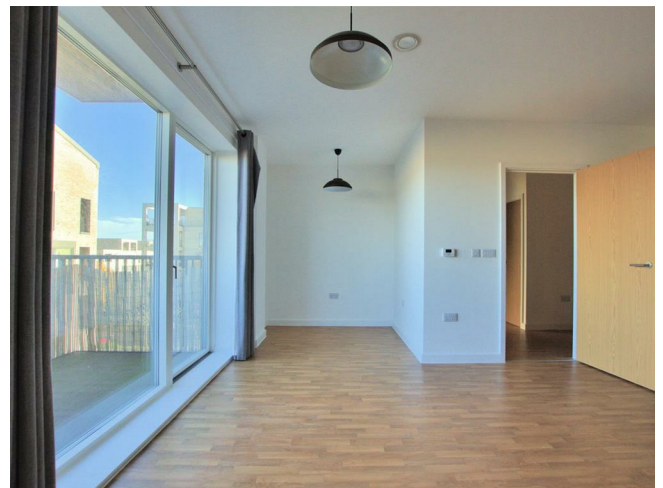
- 49 sqm / 527 sqft
- 1 bed, 1 bath, 1 recep
- Council tax band - B
- EPC - B/85
- Gas central heating
- Off road parking
- Unfurnished
- Available September 2026

Description

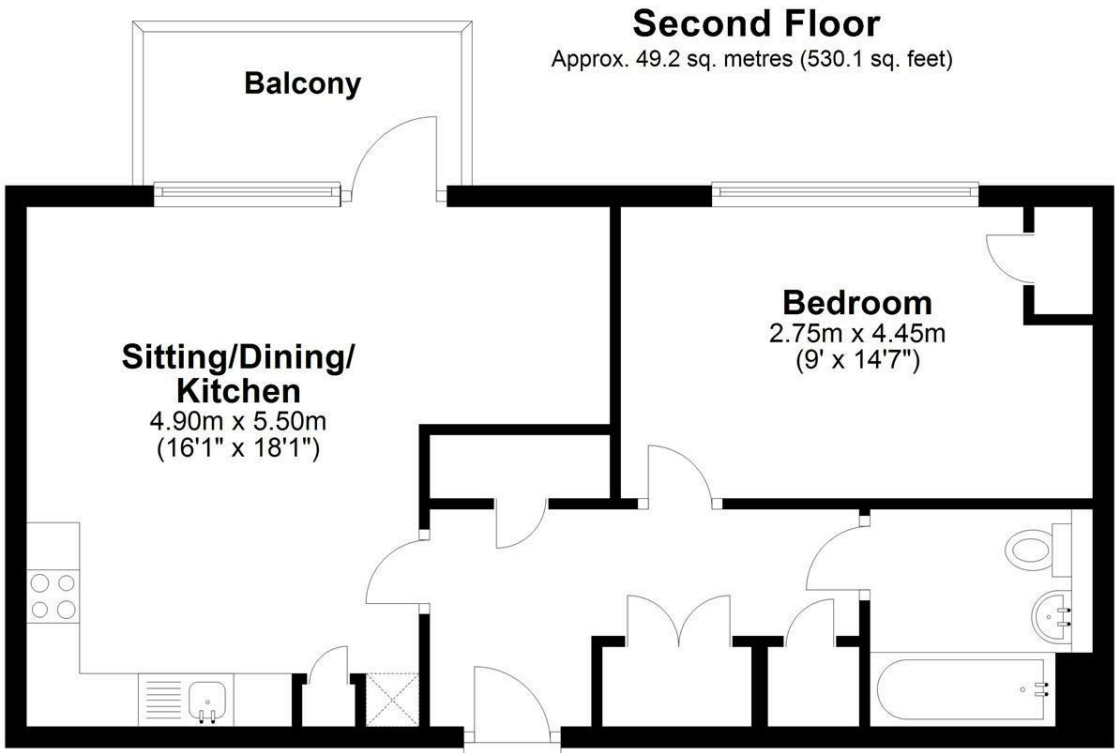
A well-maintained, one-bedroom apartment on the second floor of a modern building. Situated on the Aura Development, just off Long Road, providing easy access to Cambridge train station, Addenbrookes and the City Centre.

Directions

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







Total area: approx. 49.2 sq. metres (530.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Council Tax Band **B** EPC Rating **B**



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