



Bush & Co.

54 Northcroft House Nine Wells Road





Guide Price £435,000 Leasehold

About the Property

A truly impressive second-floor two-bedroom apartment, occupying an enviable position within the acclaimed Aura development. As such the location allows for good transport links via the guided and local bus routes, access to the Addenbrookes Hospital Biomedical Campus (just over 1 mile), Cambridge South railway station (around 1.1miles) and the historic city centre (around 3 miles). There are several shops, supermarkets, amenities nearby such as the Medical Centre, Pharmacy, Library, Community Centre. As well as the Trumpington Community College and Sports Centre. Trumpington offers a comprehensive cycle route network to destinations easily reachable.

Offering over 930 sqft of contemporary living space, the apartment combines generous proportions, high ceilings and a high specification finish throughout.

As you step into the apartment you are invited by a spacious entrance hall, with oak flooring extending through to the main living area with underfloor heating throughout. Two useful storage cupboards providing additional storage space, with one housing the washer/dryer.

At the heart of the apartment is a generous open-plan kitchen, dining and living space, benefiting from full-height glazing which floods the room with natural light. Door opens directly onto the south-facing balcony, providing the perfect spot to enjoy some outdoor space. The contemporary kitchen with waterfall-edge worktop is finished with sleek handleless cabinetry and integrated appliances, including a fridge freezer, oven and dishwasher. A generous peninsula incorporates an induction hob and discreetly integrated extractor, with breakfast stools to create a relaxed and sociable space.

Both the principle bedroom and bedroom two feature fitted wardrobes, plush carpeting and large windows. The principle bedroom is further complemented by a stylish en-suite shower room, finished with a large shower, wash hand basin, WC and heated towel rail.

A modern family bathroom compromises a full-size bath, wash hand basin, WC and heated towel rail.

Externally, the property further benefits from an allocated parking space within a secure courtyard, together with dedicated cycle and bin storage, all located within secure indoor facilities.

- TENURE - Leasehold
- TERM - 239 remaining
- GROUND RENT - £350 per annum
- SERVICE CHARGE - £3,295 per annum
- COUNCIL TAX - Band D
- SERVICES - Electric, water and underfloor heating
- LOCAL AUTHORITY - Cambridge City Council
- FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
- VIEWINGS - Strictly through the vendors selling agents 01223 246262

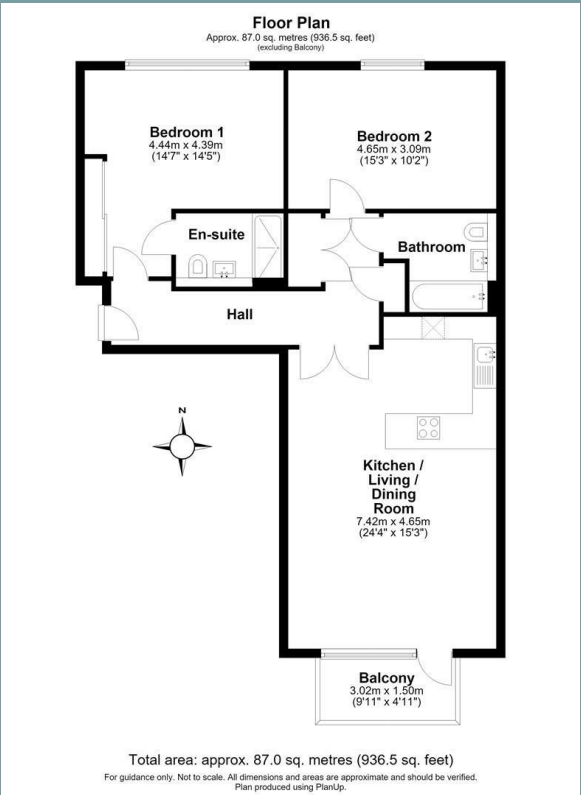
Property Highlights

- No onward chain
- Two double bedrooms
- Stunning open planned kitchen/living
- Modern developement
- Two bathrooms
- South facing balcony
- Allocated parking space

Further Information

- Tenure - Leasehold
- Council Tax - Band D
- Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
- Viewing - By appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.