



Forbes Close

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A high specification 2nd floor apartment in an exclusive building off Long Road, with secure undercroft parking, balcony and luxury finishes including impressive high ceilings.

Guide Price:
£430,000

Forbes Close, Trumpington,
CB2 9DP



Forbes Close is part of Countryside Homes' flagship Aura development off Long Road in a highly desirable south-city location close to Addenbrooke's.

The apartments are finished to a higher specification than in Countryside's other developments, in particular the higher ceilings give them greater volume and an immediate sense of providing more space. The bathrooms are also particularly well-appointed and the kitchen includes integrated appliances and stone worksurfaces. There is excellent storage in the hall and master bedroom.

This particular apartment is on the south-east side of a handsome building that is quietly located away from passing traffic. Its bedrooms and balconies face east into the morning sun and an additional window on the south of the living space allows light through the day.

It is on the second floor, accessed by stairs or lift. The ground floor of the building provides a secure bike store with locking hoops and undercroft parking with remote-controlled gated access and an allocated space for the apartment.

The property has a lease of 246 years remaining. The ground rent is £325 pa and the service charge is £1,730 pa.







75 sqm / 813 sqft

Leasehold

Second floor apartment

2 bed, 1 recep, 2 bath

Undercroft parking

2016

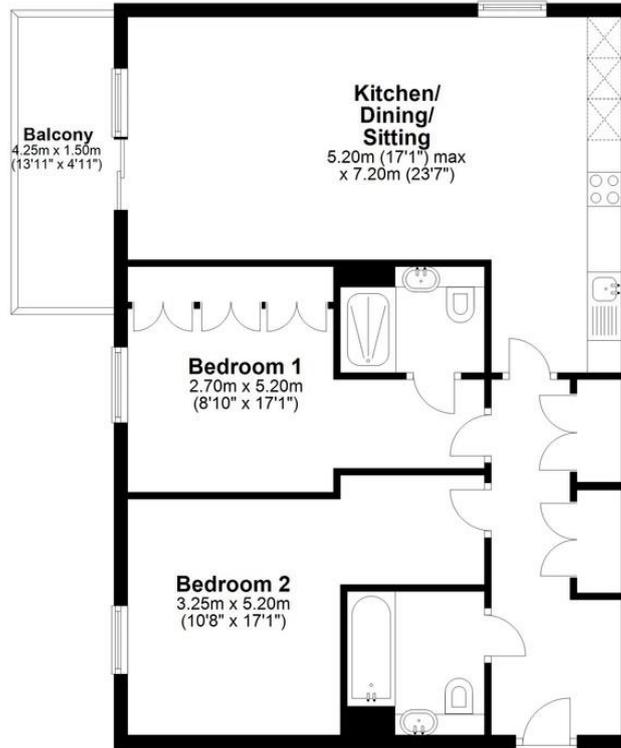
EPC - B / 84

Council tax band - C



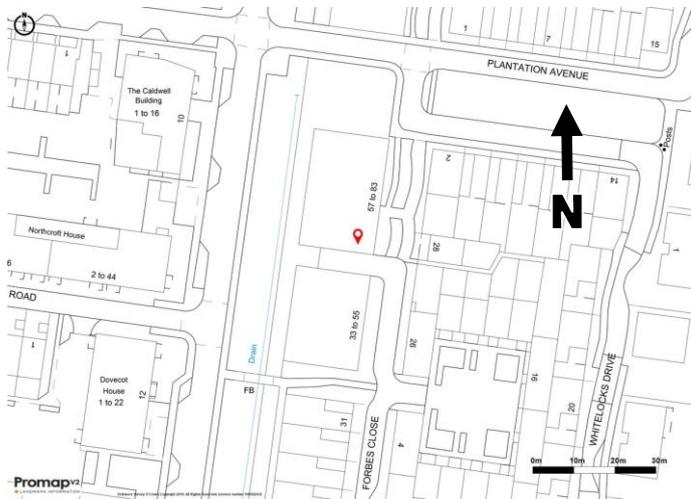
Second Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
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.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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