

VIDEO TOUR AVAILABLE
Please get in touch for a link.

60 sqm / 652 sqft

Covered parking space

Leasehold

2016

4th floor apartment

EPC - B / 83

2 bed, 1 bath, 1 recep

Council tax band - C

Nine Wells Road

A top (4th) floor apartment with tall glazing and a private balcony taking in splendid, distant views to the horizon to the east and south, located just off Long Road close to the Addenbrooke's Campus.



Guide Price
£350,000



Northcroft House stands at the junction of Nine Wells Road and Lime Avenue, just off Long Road, within sight of the Addenbrooke's Campus and 8 minutes by bike along the guided bus cycleway to the central station.

The apartment occupies the south-east corner of the top floor, setting it higher than its neighbours opposite giving it some of the best views in the area, looking south and east from its dual-aspect living space and private balcony.

A video entry system gives access to the communal hall on the ground floor with stairs and a lift up to the fourth floor where the apartment is located. There is a covered parking space in a private car park behind the building.

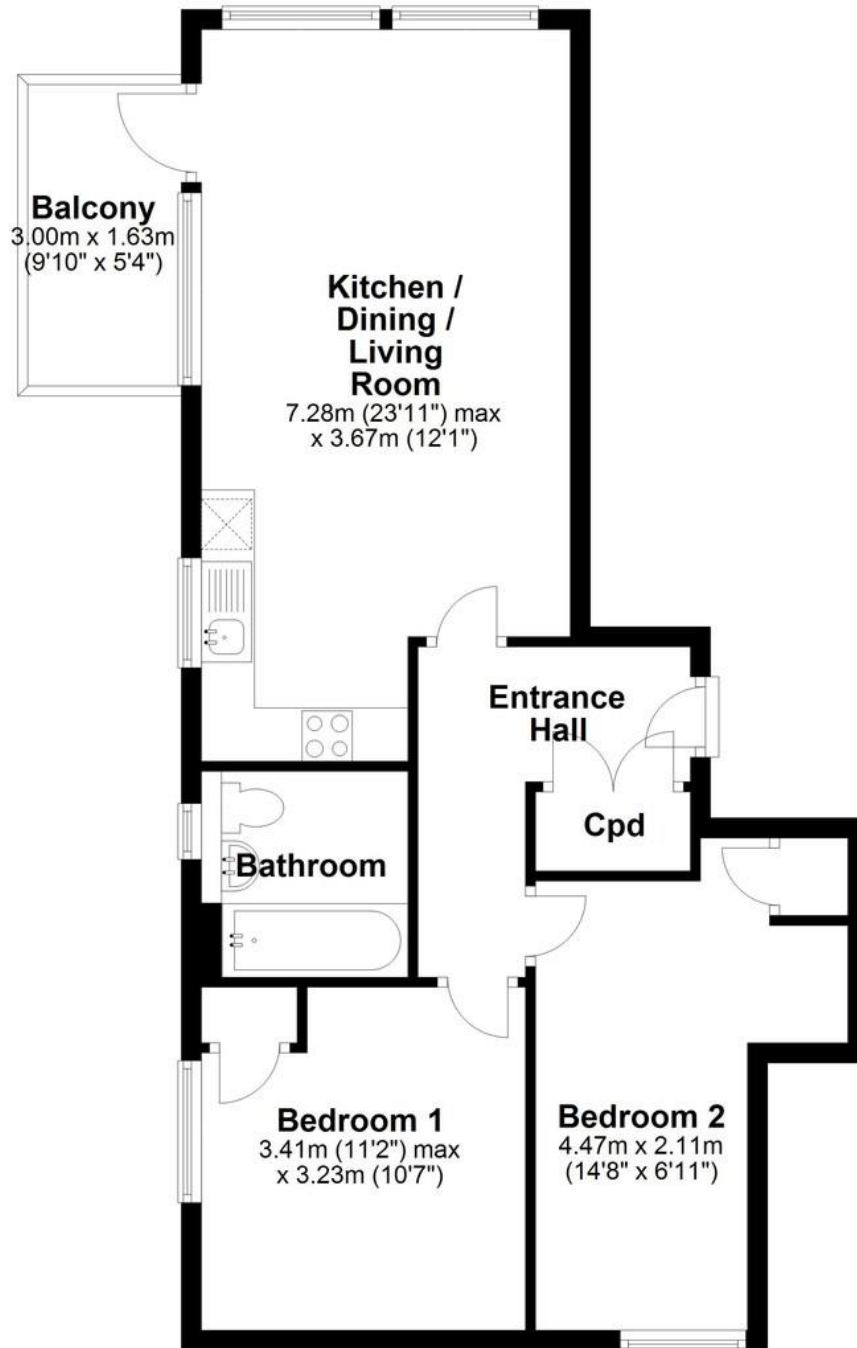
It is designed to be highly energy efficient including triple-glazed windows and doors.

There are 94 years remaining on the lease. The current service charge is £1619.69 and there is a peppercorn ground rent.



Floor Plan

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 60.6 sq. metres (652.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 61 sqm
(652 sqft)

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, by bicycle on one of several 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 that opened in 2016 bringing with its excellent sporting facilities including a private members' gym.

A number of Private Schools are within cycling distance.

#There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.

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