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6 The Aura Building, Northrop Road, Trumpington, Cambridge CB2 9DD

Guide Price £499.995 Leasehold



Energy Rating Band B

The acclaimed Aura development is positioned to the south side of the city off Long Road. As such the location allows for good access to the Addenbrookes Hospital Biomedical Campus (just over 1 mile), the mainline railway station (around 2.5 miles) and the historic city centre (around 3 miles). There are several shops, supermarkets and amenities nearby as well as the Trumpington Community College and Sports Centre. Trumpington offers a comprehensive cycle route network with the mainline railway station and other destinations easily reachable.

The apartment sits on the second floor of the iconic Aura Building at the head of the development and features beautifully spacious and light rooms, courtesy of high ceilings and large expanses of glazing.

The communal lobby on the ground floor allows access to all floors via stairs and lift as well as direct access to the undercroft car park.

Flat 6 is located on the second floor and the entrance door leads to a spacious hallway with dark wood flooring, which continues throughout the apartment. The central hallway, with video intercom entry phone, provides access to all rooms and contains a large built in cupboard which houses the main services.

There are two large double bedrooms, both with extensive wardrobe space, and the principal bedroom features a smart three piece ensuite shower room.

The main bathroom is equally well appointed with a shower over the bath.

The stunning open plan living/dining/kitchen is bathed in natural light courtesy of dual aspect windows and doors which lead out to two spacious covered terraces.

The well equipped kitchen comprises a contemporary range of wall and base units and Corian work surfaces with a full complement of integrated appliances including oven, microwave, induction hob, fridge, freezer, dishwasher and washer dryer.

Allocated car parking is provided in the secure gated undercroft car park with one space available.

TENURE - Leasehold

TERM - 239 years remaining

MAINTENANCE CHARGES - £4448 PA

GROUND RENT - £325 PA

COUNCIL TAX - Band D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City



Exceptional service in Cambridge and the surrounding villages

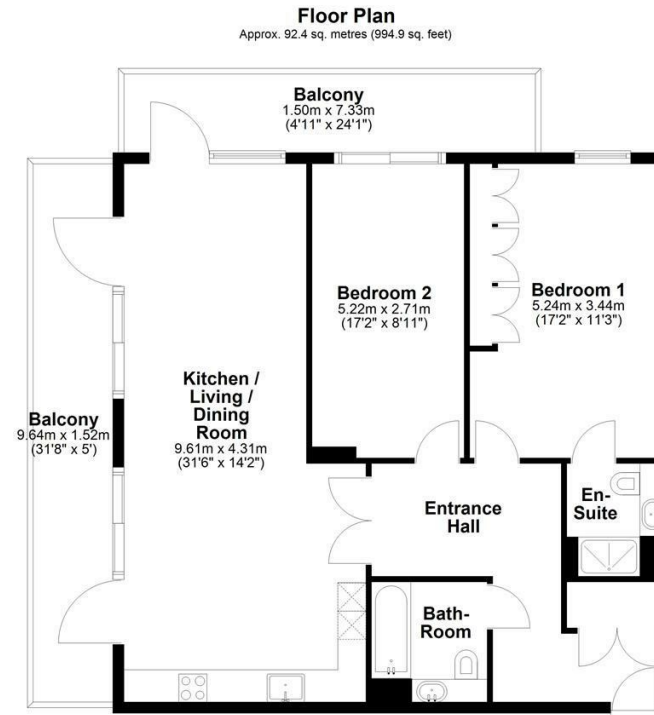
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Total area: approx. 92.4 sq. metres (994.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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