Bush & Co.

52 Woodpecker Way, Trumpington

2 1 1 B

Guide Price £400,000 Leasehold

About the Property

Woodpecker Way is part of the acclaimed Aura development 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), the newly opened Cambridge South railway station 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. Accommodation in detail.

Ground floor, secure entrance hall with call intercom. Lift and stairs to the third floor. Third floor, communal landing, timber front door to spacious entrance hall, 2 storage cupboards and entry phone, radiator. Open plan living room/ kitchen, a one and half sink unit, range of wall and base units, electricity hob, electric oven, dishwasher, fridge and freezer, plumbing for washing machine, gas fired boiler serving central heating and hot water. Living area with timber flooring, door to the balcony and radiator. Bedroom 1 built double wardrobe and radiator. Bedroom 2 radiator. Bathroom with a panel bath with shower over, hand basin, WC, extractor fan, towel rail. There is a secure bike store outside the property.

Tenure: Leasehold.

Term: 115 years and 7 months left on the lease.

Service charges; £159.38 Per month.

Service: Mains water, drainage, gas and electricity.

Council Tax; Band C

Property Highlights

- Modern beautifully presented third floor apartment
- 2 double bedrooms
- Open plan living/kitchen
- Bathroom
- Spacious balcony
- Under croft parking
- Far reaching views
- Close to Cambridge South railway station
- Gas fired central heating
- Dual Aspect living

Further Information

Tenure - Leasehold
Council Tax - Band C
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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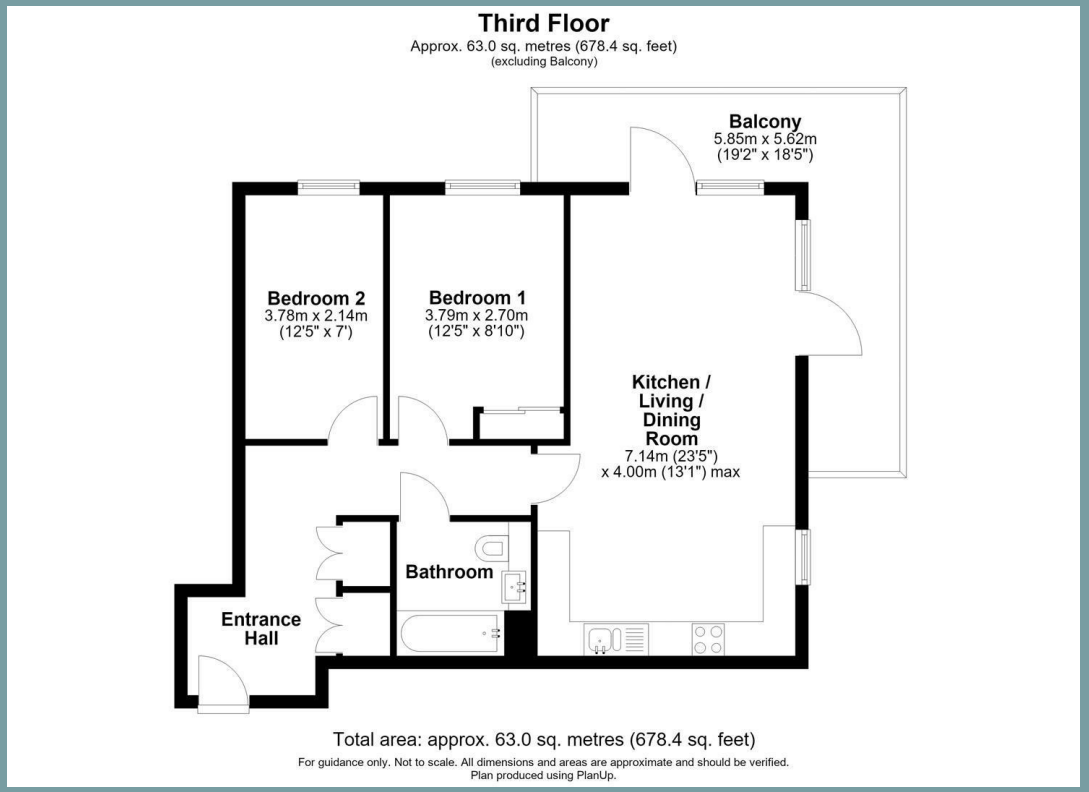

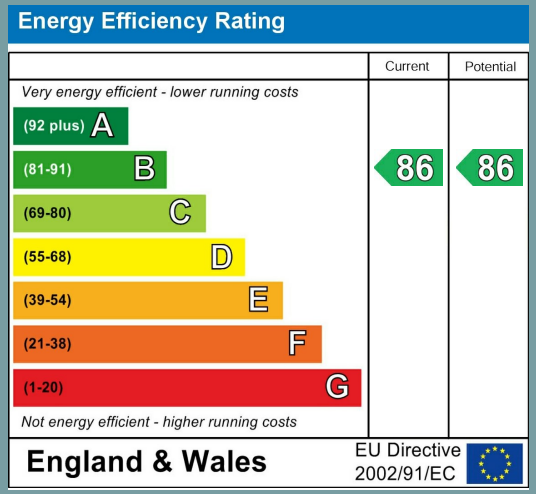

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