



73 Forbes Close, Trumpington, Cambridge, CB2 9DP
Guide Price £450,000 Leasehold



rah.co.uk
01223 800860

**A STYLISH CONTEMPORARY 2-BEDROOM, THIRD FLOOR LUXURY APARTMENT
SITUATED IN THE AWARD-WINNING AURA DEVELOPMENT IDEALLY LOCATED FOR
ADDENBROOKE'S, BIOMEDICAL CAMPUS AND M11, WITH THE ADDED BENEFIT
OF NO ONWARD CHAIN.**

- Third floor luxury apartment
- 800 sqft / 75 Sqm
- 1 allocated parking space
- Chain free
- Council Tax Band - C
- 2 bed, 2 bath, 1 recep
- Gas-fired underfloor heating
- Large balcony
- EPC B / 83

73 Forbes Close built in 2015 by Countryside Properties, which sits just off Long Road in the Aura Development, with well-proportioned accommodation, flooded with natural light from large, double-glazed windows and high ceilings, creating a spacious feel throughout.

Upon entering the building via a secure entry system there is a staircase and lift leading up to the apartment. The entrance hall is spacious with two built in cupboards providing storage and there is an open plan kitchen/living area with a large windows/doors leading out to the spacious balcony that wraps around the living area allowing the space to extend outside, with a north/east aspect. The kitchen is sleek and modern, fitted with a range of wall and base units and there is an integrated fridge freezer, and dishwasher, washing machine, as well as an electric hob and double oven.

There are two double bedrooms, the principal bedroom boasts built ensuite shower room, built in wardrobes and floor to ceiling glazing, the second bedroom is a good size double. The family bathroom is fitted with a three-piece suite to include, w.c., basin and bath with overhead shower.

Outside the property has secured remote-controlled gated accessed parking for one car with further visitor parking available, secure bin and bike store.

Location

Forbes Close is located just off Long Road, within the highly acclaimed Aura development which is on the south side of Cambridge and offers easy access to both the city (1.75 miles) and Addenbrooke's Biomedical Campus, on bicycle or by foot. The property is also extremely well placed for access to a number of excellent state and independent schools, sixth form colleges in Long Road and Hills Road, the M11 (1.5 miles) for Stansted Airport and London and a mainline railway station (1.75 miles) with services to London's King's Cross and Liverpool Street Stations in 52 and 67 minutes respectively.

The new Cambridge South railway station, is due to complete in 2025 and being positioned next to Addenbrooke's Hospital/Biomedical Campus, approximately 0.5 miles away, will be a tremendous asset to the immediate area.

Distances are approximate.

Tenure

Leasehold - 250 year lease with 242 years remaining

Ground Rent £325 per annum. This is reviewed every 10 years and increased in line with the Retail Price Index at each review. The next review will be in 2026.

Service Charge £2800 per annum. This is reviewed annually and adjusted accordingly with associated costs.

Managing agents - Encore Estates

Services

All mains services connected.

Statutory Authorities

Cambridge City Council

Council Tax Band - C

Fixtures and Fittings

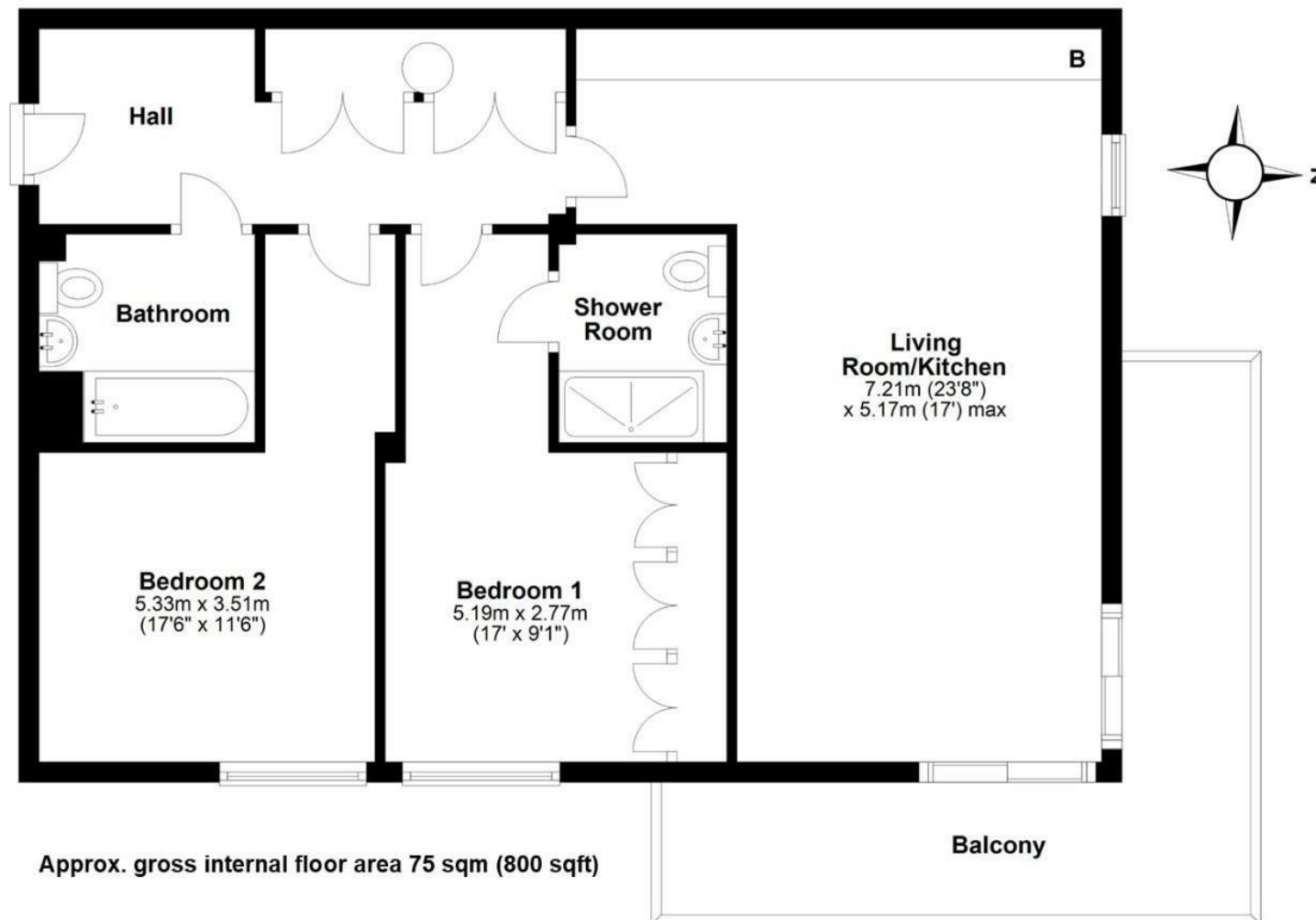
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

