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TO LET

32 Whitelocks Drive, Trumpington, Cambridge, CB2 9DN

£3,500 PCM

## THE PROPERTY

A well presented spacious four bedroom townhouse located in the highly sought after Aura development on Long Road. The property is in very close proximity to the new Cambridge South train station and the fantastic facilities offered by the Cambridge Biomedical Campus, bakeries, a state-of-the-art gym, and a nursery. The surrounding area boasts supermarkets, tennis courts, and various other sports facilities. The property is within walking distance of multiple public and private schools in the area.

On the ground floor the property benefits from secure parking for up to two cars and a utility room leading to enclosed garden. There are oak floors and underfloor heating. The first floor boasts an impressive living / dining and kitchen area with built in oven, hob, dishwasher and microwave as well as a w.c. On the second floor are three double bedrooms and a modern shower room. The top floor is dedicated to the master suite which is extremely spacious and benefits from an ensuite shower room and large terrace.

EPC Rating: B

Council Tax Band: F

Minimum 12 Month Tenancy.

Deposit £3800

Holding Deposit: £390

## SITUATION



## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			