



Northrop Road, Cambridge, CB2 9DD



Northrop Road

Trumpington, Cambridge,
CB2 9DD

An impressive 3rd floor 1 bedroom apartment within this striking building located in the desirable Aura Development off Long Road. The accommodation comprises entrance hall, generous open plan living room/kitchen, double bedroom and bathroom. 2 large covered balconies and secure underground parking. We regret no pets. Unfurnished. Available from 11/09/2024. EPC: B and Council Tax Band: C.

LOCATION

Northrop Road is located on the Aura development off Long Road positioned between Trumpington Road and Hills Road approximately 2.5 miles south of the historic city centre. The property is well located for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Schools in both the state and independent sectors and access to the M11/A10 are in close vicinity too.



£1,675 PCM



**COMMUNAL ENTRANCE HALL**

with staircase and lift access rising to the third floor communal landing with apartment door to:

ENTRANCE HALL

ceiling with inset downlighters, video entry phone system, porcelain tiled floor with underfloor heating and built in storage cupboard housing pressurized hot water cylinder and storage shelving, door to bedroom, door to bathroom and glazed double doors opening to:

OPEN PLAN LIVING ROOM/KITCHEN

A most impressive room with tall glass windows and doors to two aspects, opening out to 2 generous balconies, large porcelain tiled floor tiles with underfloor heating, provision for television, ceiling with inset downlighters, hanging pendants and air recycling point. The luxuriously equipped kitchen has AEG appliances including electric fan oven, Combination microwave oven and 4 ring hob with glazed splashback and extractor hood, fitted and concealed Electrolux dishwasher, washer dryer and fridge/freezer. The kitchen is fitted with a generous range of handleless cupboards and drawers with stone work tops with matching upstand and undermount sink unit with mixer tap.

BALCONY 1

with glazed balustrades, decked with inset LED lighting.

BALCONY 2

with access doors from living room and bedroom, glazed balustrades, decked and inset LED lighting.

BEDROOM

wardrobes with shelving and hanging rail, television point, double glazed windows and sliding doors, underfloor heating.

BATHROOM

fitted with double ended tiled panelled bath with drencher shower head and hand held shower rose with remote wall controls and pop-up waste, low level dual flush w.c., bowl style wash hand basin on stone surround with pillar mixer tap, heated towel rail/radiator, tiled walls and floor, wall mounted mirror fronted storage cabinet, ceiling with inset downlighters and air recirculation point.

OUTSIDE

The property benefits from a secure parking space, a communal bicycle store and bin stores.

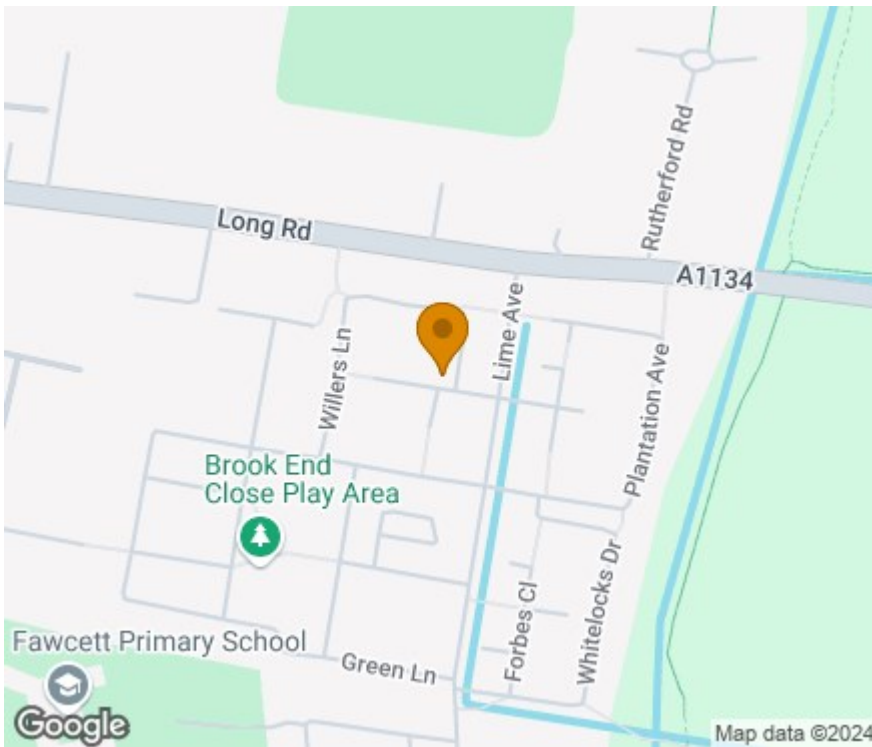
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

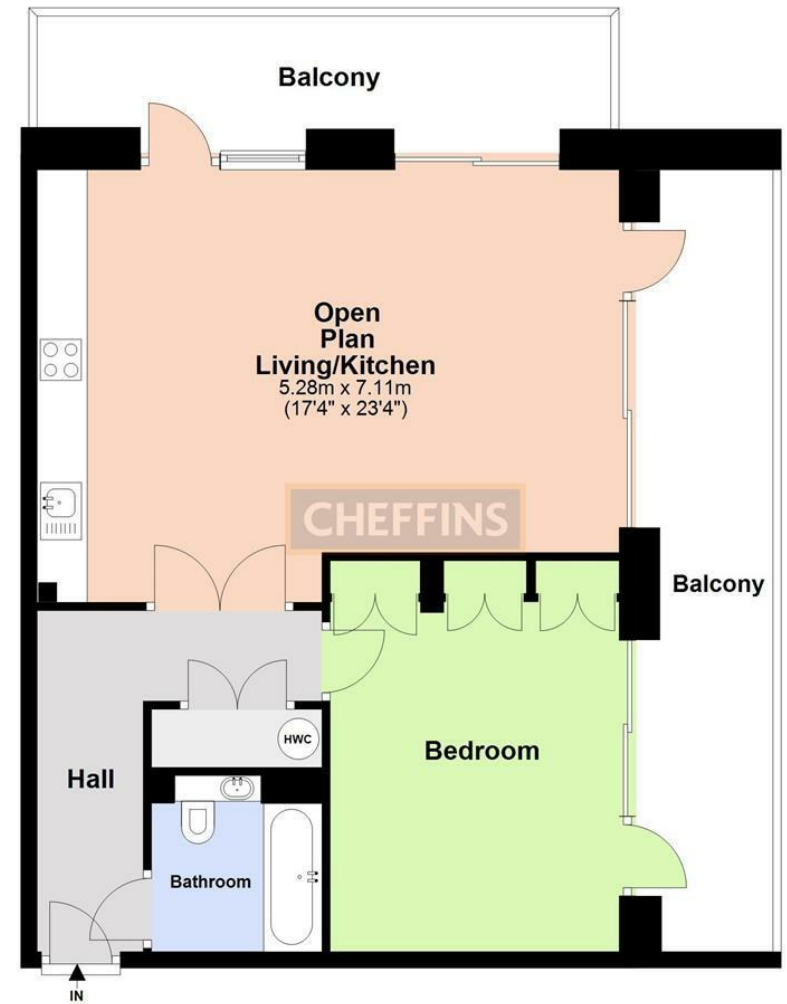
Holding Deposit - £386

Deposit - £1932



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(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	

Third Floor
Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

