



WINDSLOW HOUSE, 42 GREEN LANE, TRUMPINGTON
Cambridge

Carter Jonas

WINDSLOW HOUSE, 42 GREEN LANE, TRUMPINGTON, CAMBRIDGE, CB2 9DG

- Addenbrookes Hospital – approx. 1.4 miles
- City Centre - approx. 2.6 miles
- Cambridge Railway Station - approx. 1.8 miles

2 Double bedrooms • En-suite bathroom • Allocated parking • Spacious south facing balcony • Ideal investment opportunity • EPC rating B

DESCRIPTION

This immaculately presented apartment, is situated on an upper floor of this development and offers roomy living space and high ceilings throughout. The accommodation offers a spacious entrance hall, complete with large integrated storage cupboard, two large double bedrooms with an en-suite shower room to the master bedroom. In addition to this there is a sizeable family bathroom, comprising bath with shower over, vanity unit and WC.

The kitchen-living area is a fantastically bright, open-plan space with south facing floor to ceiling windows. The kitchen itself is finished in a contemporary style, with integrated appliances and plenty of additional storage thanks to a range of floor and wall mounted units.

OUTSIDE

The property enjoys a green outlook, with a large balcony overlooking a selection of mature trees to the southern aspect. The balcony itself is accessed via glass doors from the main living area and spans the full width of the apartment. In addition to this the property enjoys use of a single allocated parking space on site, with additional visitor parking available on street nearby.

A SMARTLY PRESENTED AND SPACIOUS TWO BEDROOM APARTMENT, OCCUPYING A PROMINENT POSITION ON THE 3RD FLOOR OF THIS HIGH SPECIFICATION DEVELOPMENT.



LOCATION

Lime Avenue forms part of the Aura development offering a selection of impressive family homes and apartments situated just off Long Road in Trumpington. The development provides convenient access to Cambridge City Centre, which provides an excellent range of shopping facilities as well as boasting a wealth of world renowned historical architecture. The property is also well placed for local transport links, including the guided bus, M11 and Cambridge railway station, offering direct access to London within the hour.

AGENTS NOTE

This property is currently tenanted and the photos included were taken prior to the commencement of the current tenancy. Whilst every effort has been taken to ensure that photographs portray an accurate representation of the apartment, some details (such as furniture) may now be slightly different.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from March 2017)

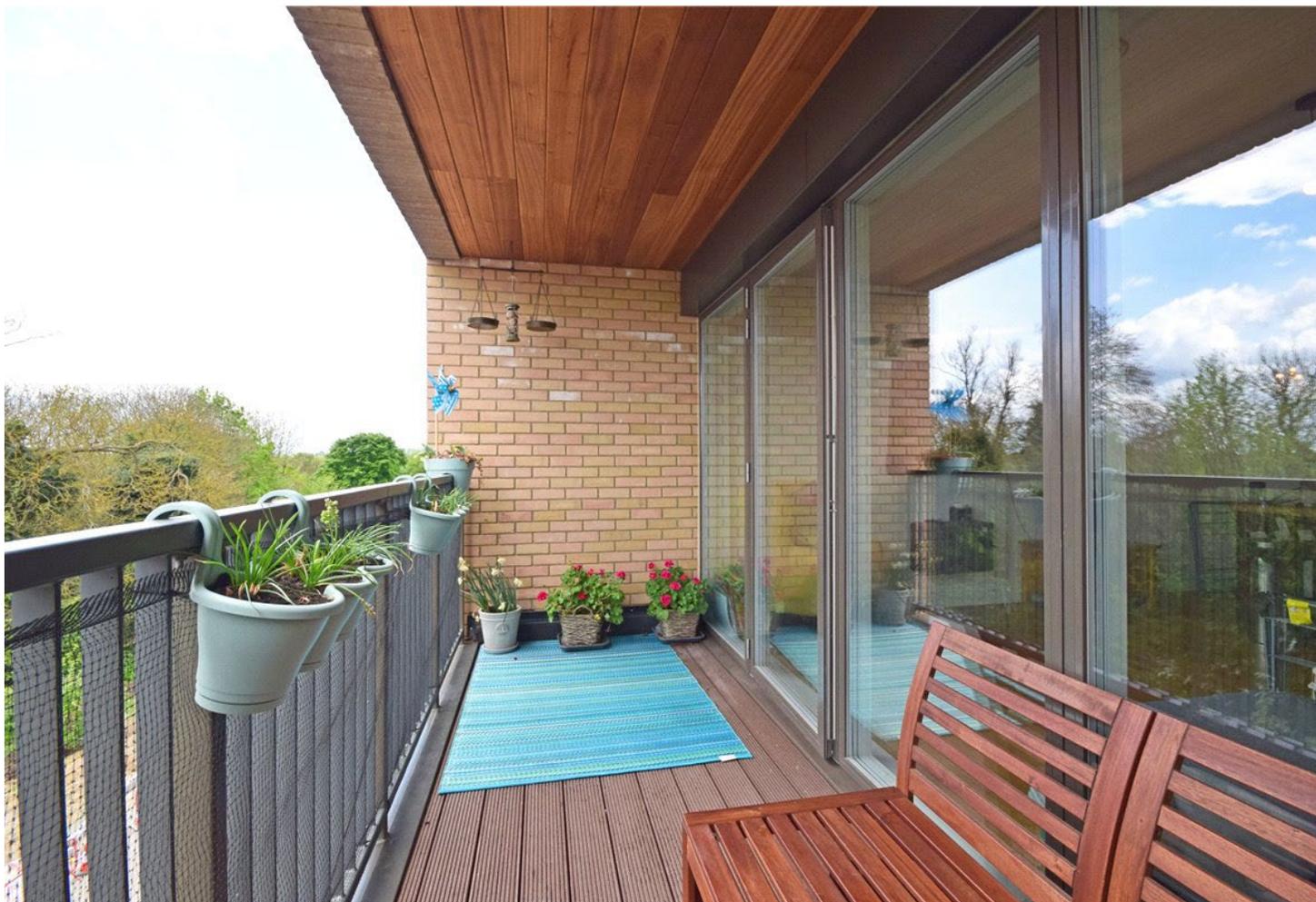
Service Charge: £2,016 per annum (approx.)

Ground Rent: £350 per annum (approx.)

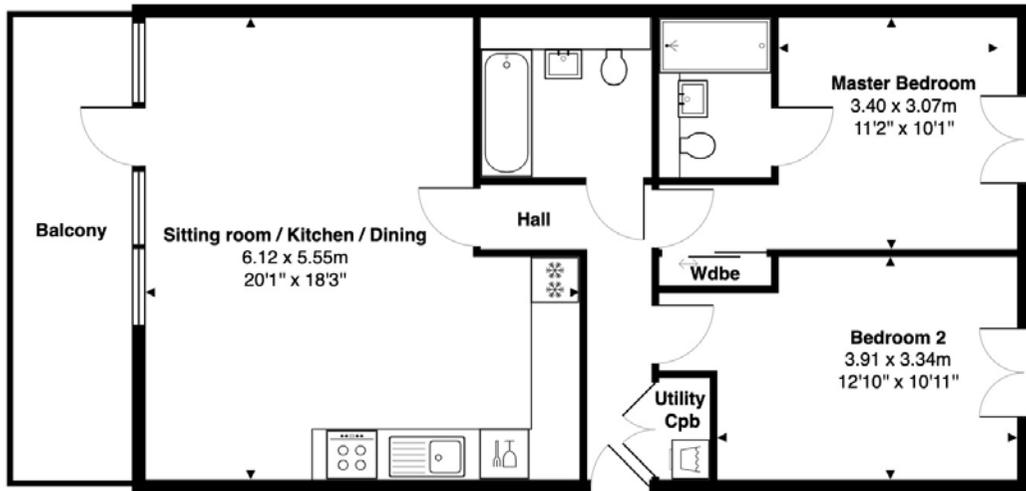
Services: Mains water, electricity & drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment via Carter Jonas 01223 403330



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Total Area: 107.0 m² ... 1152 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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