



**SEEKINGS CLOSE**  
Trumpington

**Carter Jonas**



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## SEEKINGS CLOSE, TRUMPINGTON, CAMBRIDGE, CB2 9DJ

- Addenbrookes Hospital - approx. 1 mile
- Cambridge Railway Station - approx. 1.4 miles
- Cambridge City Centre - approx. 2.3 miles

Open plan reception room and kitchen • Two bedrooms • Two bathrooms • Large private balcony • Communal gardens • Secure undercroft allocated parking and additional visitor parking • Secure bicycle storage • No onward chain • EPC rating B

### DESCRIPTION

This immaculately presented two bedroom apartment has a feeling of space throughout due to generous high ceilings and large windows providing an abundance of natural sunlight. The accommodation comprises large entrance hall opening to the spacious, dual aspect open plan kitchen / living room with doors leading to a large balcony perfect for alfresco dining and entertaining guests. The modern fitted kitchen comprises a range of contemporary wall and base units with built-in appliances including washer/dryer, dishwasher, electric ovens, hob and fridge/freezer. The principal bedroom with en-suite shower room has a range of fitted storage cupboards with hanging and shelving. There is a further double bedroom and a second bathroom. The property is situated on the second floor with stair and lift access.

### OUTSIDE

The property is approached through a communal entrance with secure entry-phone access. There is a remotely controlled gate providing access to the allocated undercroft parking along with secure bicycle storage. The building sits amongst pleasantly and thoughtfully landscaped communal gardens and the apartment has the benefit of a large dual-aspect balcony.

## SUPERB, CONTEMPORARY TWO BEDROOM SECOND FLOOR APARTMENT WITH LARGE BALCONY SITUATED IN THE HIGHLY-REGARDED AURA DEVELOPMENT IN SOUGHT-AFTER CITY LOCATION





## LOCATION

Seekings Close is situated off Long Road and forms part of the early phase of the award winning Aura development. The location provides excellent and convenient access to the city centre and is also well placed for a number of state and private schools for all ages. It is easily accessible by foot or bicycle to the new Cambridge Guided Bus which also connects to Addenbrooke's Hospital, Cambridge Science Park, St Ives and Huntingdon. Cambridge Railway station is within easy reach along with the new terminal at Cambridge South. There are excellent bus services and dedicated cycle routes in and out of the city. For the road commuter, the M11 is a short drive away leading to the A14, London and Stansted Airport. In Trumpington itself are varied amenities including popular public houses and a Waitrose supermarket. Lovely riverside walks, further pub/restaurants and tea rooms can be found in nearby Grantchester.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 240 years remaining

**Service Charge:** £3271.59 per annum

**Ground Rent:** £230 per annum

**Services:** All main services are connected

**Local Authority:** Cambridge City Council

**Council Tax Band :** D

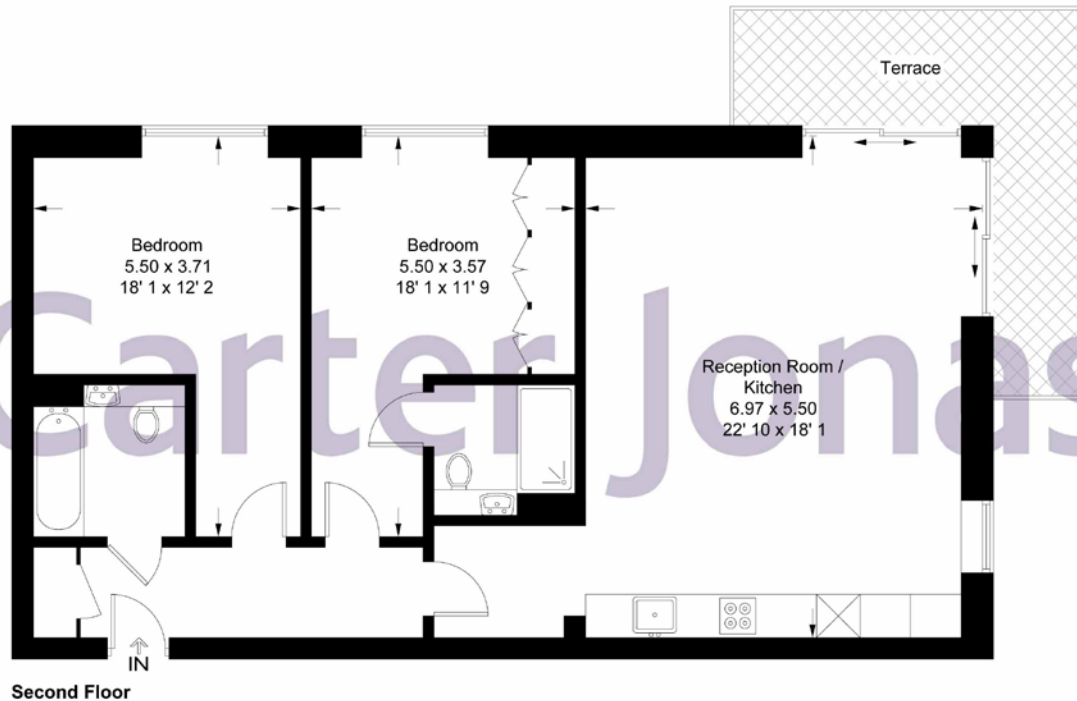
**Viewings:** Strictly by appointment with the selling agents,  
Carter Jonas 01223 403330





## Seekings Close

Approximate Gross Internal Area = 946 sq ft / 87.9 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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