



THE CALDWELL BUILDING
Trumpington

Carter Jonas

THE CALDWELL BUILDING, 10 LIME AVENUE, TRUMPINGTON, CAMBRIDGE, CB2 9DE

- Cambridge City Centre – approx. 2 miles
- Addenbrookes Hospital – approx. 1 mile
- Cambridge Railway Station – approx. 1.5 miles

Open-plan living space • Kitchen with Smeg appliances • Two double bedrooms, both with fitted wardrobes • Two bath/shower rooms (one en-suite) • Laundry/utility • Decked balcony • Lift & stair access • Secure allocated parking • EPC rating B

DESCRIPTION

Situated on the first floor of the building, with lift and stair access, the property is a very well-proportioned and extremely well presented two bedroom apartment, ready for immediate occupation.

Offering bright accommodation extending to just under 1000sqft, the property comprises a spacious and bright, double aspect open-plan living space with sleek, tastefully fitted kitchen and bi-fold doors to a large, decked balcony. There are two good-size double bedrooms, both with bespoke wardrobes and two modern bathrooms.

OUTSIDE

The Caldwell Building sits on Lime Avenue close to the centre of this popular residential development. The situation is pleasantly landscaped with outdoor communal areas and established tree and shrub planting. The apartment has a balcony, ideal for al-fresco dining and relaxation along with allocated parking for one car. There is visitor parking in the immediate area.

BRIGHT, CONTEMPORARY LUXURY TWO BEDROOM APARTMENT SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT JUST SOUTH OF THE CITY CENTRE.



LOCATION

The Caldwell Building forms part of the popular Aura development located on Long Road. It is ideally suited for anyone requiring frequent access to the Biomedical Campus and the hospital and the region's major commuter links via road and rail. There is cycle path direct to the railway station and the city centre. There are local convenient amenities within walking distance as well as a Waitrose supermarket within easy reach.

ADDITIONAL INFORMATION

Tenure: Leasehold

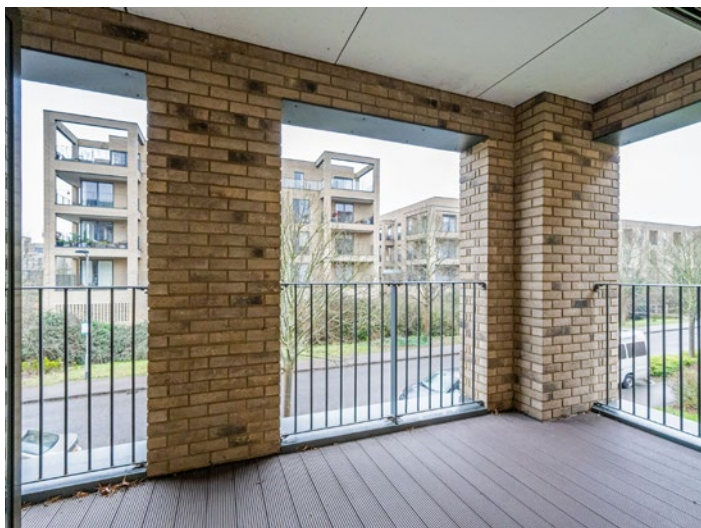
Ground Rent: Approx £350.00 per annum

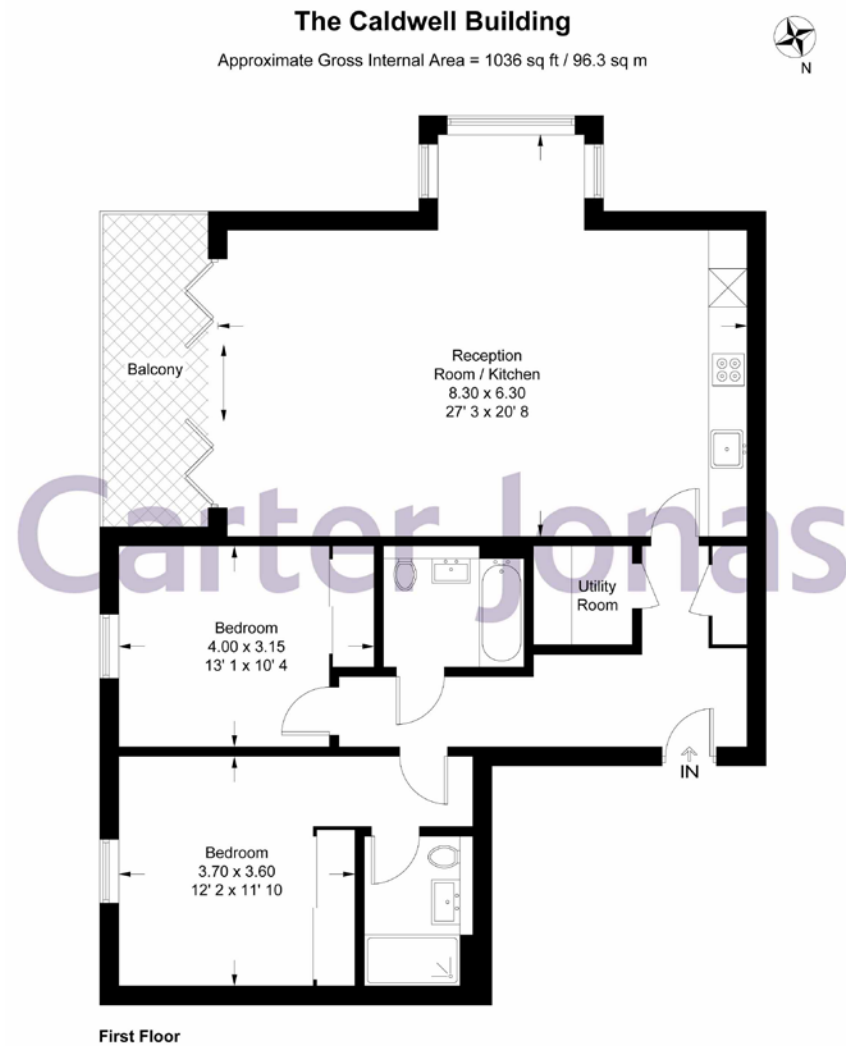
Service Charge: Approx £2,400 per annum

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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		

IMPORTANT INFORMATION

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