



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

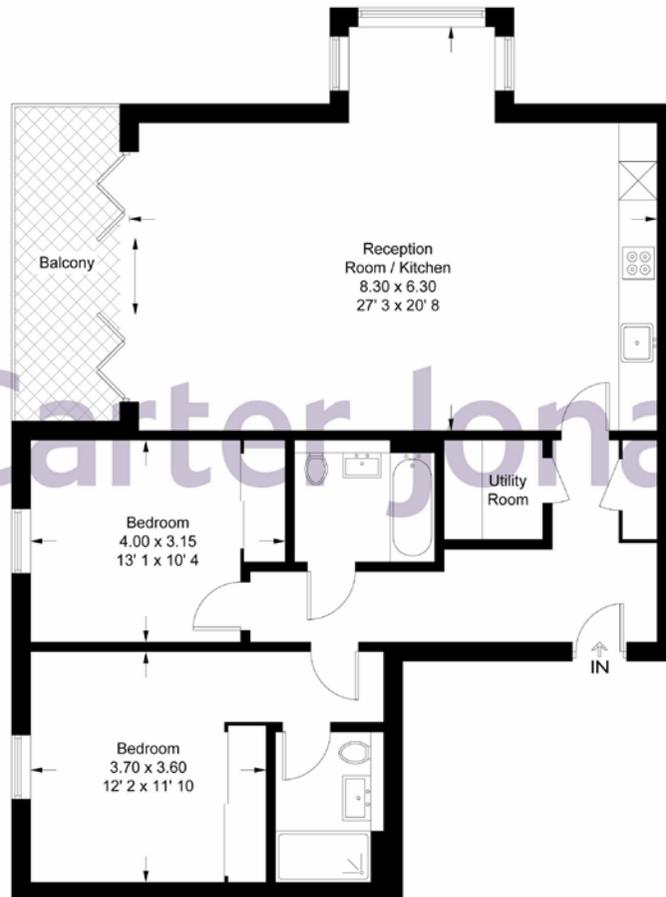
Local Authority: Cambridge City Council

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



The Caldwell Building

Approximate Gross Internal Area = 1036 sq ft / 96.3 sq m



First 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+) 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	

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