



THE CALDWELL BUILDING
Lime Avenue, Trumpington

Carter Jonas

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

- Addenbrookes Hospital – approx. 1 mile
- Cambridge Railway Station – approx. 2.4 miles

2 Bedrooms • Allocated parking • Open-plan living space • High specification • EPC rating B

DESCRIPTION

The property offers well-proportioned accommodation throughout and has been finished to a high specification. The open plan living space is particularly impressive with a dual aspect providing an abundance of natural light and large glazed sliding doors providing access on to a private balcony. The kitchen has been tastefully fitted with high gloss cabinetry and a range of integrated appliances and finished off with solid work surfaces and matching splash backs.

The property has 2 good sized bedrooms, each of which would comfortably accommodate a double bed and associated bedroom furniture. The principal bedroom benefits from fitted wardrobe storage and a contemporary and stylish fitted en-suite shower room.

The main bathroom is also fitted in a contemporary style with a modern suite and complementary tiling.

OUTSIDE

The property benefits from parking for 1 vehicle and a small balcony provides an ideal space for outdoor dining and drinks.

LUXURY 2 BEDROOM APARTMENT, SITUATED IN A POPULAR RESIDENTIAL ADDRESS JUST SOUTH OF CAMBRIDGE CITY CENTRE.



LOCATION

The location is ideally suited for anybody requiring frequent access to the Biomedical Campus, Addenbrookes Hospital and the region's major commuter routes including the A14, M11 and A10.

ADDITIONAL INFORMATION

Tenure: Leasehold

Ground Rent: Approx. £350 per annum

Service Charge: Approx. £2,300 per annum

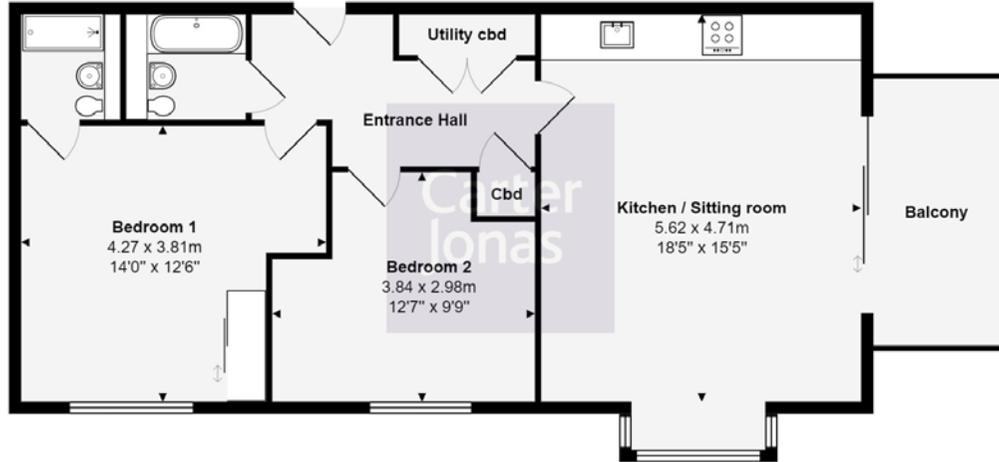
Services: Mains water and drainage, gas central heating

Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents, Carter Jonas Telephone 01223 403330



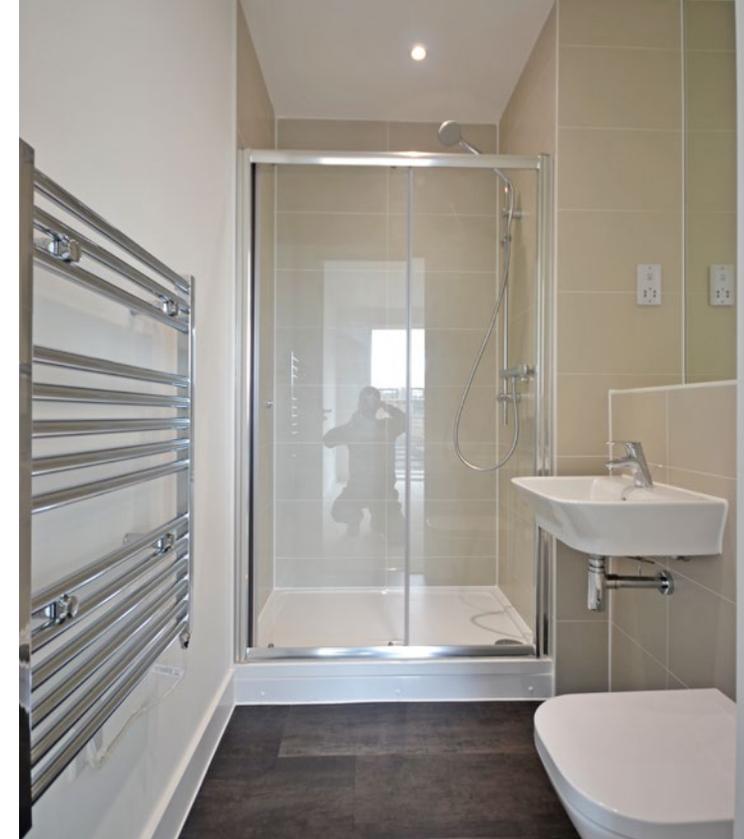
The Caldwell Building, Lime Avenue, Cambridge



Total Area: 70.7 m² ... 761 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Prepared by: charlesjharrison.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(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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