



Seekings Close, Trumpington, CB2 9DJ



## Seekings Close

Trumpington,  
CB2 9DJ

- EPC: B
- Council Tax Band: D
- Gas Central Heating
- Wrap Around Balcony
- Secure Allocated Parking

A spacious and well proportioned first floor apartment forming part of the popular and select Aura Development off Long Road. The accommodation comprises entrance hall, open plan living room with modern fitted kitchen, master with en-suite, 2nd bedroom, bathroom. The property enjoys a large wrap-around balcony benefiting from undercroft parking and lift.

2 2 1

**Guide Price £435,000**





## LOCATION

Seekings Close is located in the Aura development off Long Road positioned between Trumpington Road and Hills Road approximately 2.5 miles south of the historic city centre. The property is well located for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Schools in both the state and independent sectors and access to the M11/A10 are in close vicinity too.

**ENTRANCE HALL**

built in cupboard housing hot water cylinder, doors to bathroom, bedrooms, and inner hallway off and furniture comprising console table and wall mirror.

**INNER HALLWAY**

opening to:

**OPEN PLAN LIVING ROOM/KITCHEN**

kitchen area fitted with base and wall units, work tops, sink and integrated appliances including oven, microwave combination oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer, window to side aspect and open to living area with corner window with sliding patio door and further glazed door with access to wrap around balcony. Furniture comprises sofa, arm chair, coffee table, shelving units and dining table with chairs.

**BALCONY**

wrap around balcony with timber decking, railings and bistro set.

**BEDROOM 1**

wall to wall fitted wardrobes with clothes rails and shelving, window to rear aspect, door to en-suite shower room and furniture comprising double bed.

**EN-SUITE SHOWER ROOM**

shower enclosure, wc and wash basin with mirrored cabinet above and heated towel rail.

**BEDROOM 2**

window to rear aspect and furniture comprising chest of drawers, 2 bedside cabinets and clothes rail.

**BATHROOM**

shower over bath with glass screen, wc and wash basin with mirror above and heated towel rail.

**PARKING**

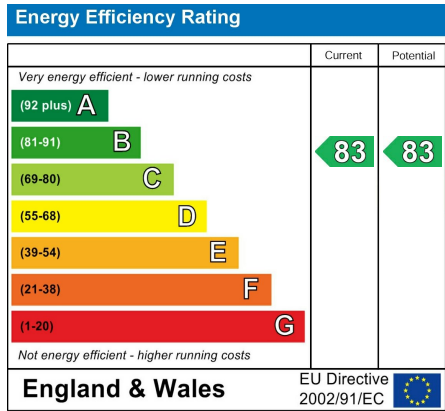
allocated parking space with secure gated undercroft car park.

**AGENTS NOTE**

Tenure - Leasehold  
Length of Lease - 238 Years Remaining  
Annual Ground Rent - £486.08  
Annual Service Charge - £3,971.52





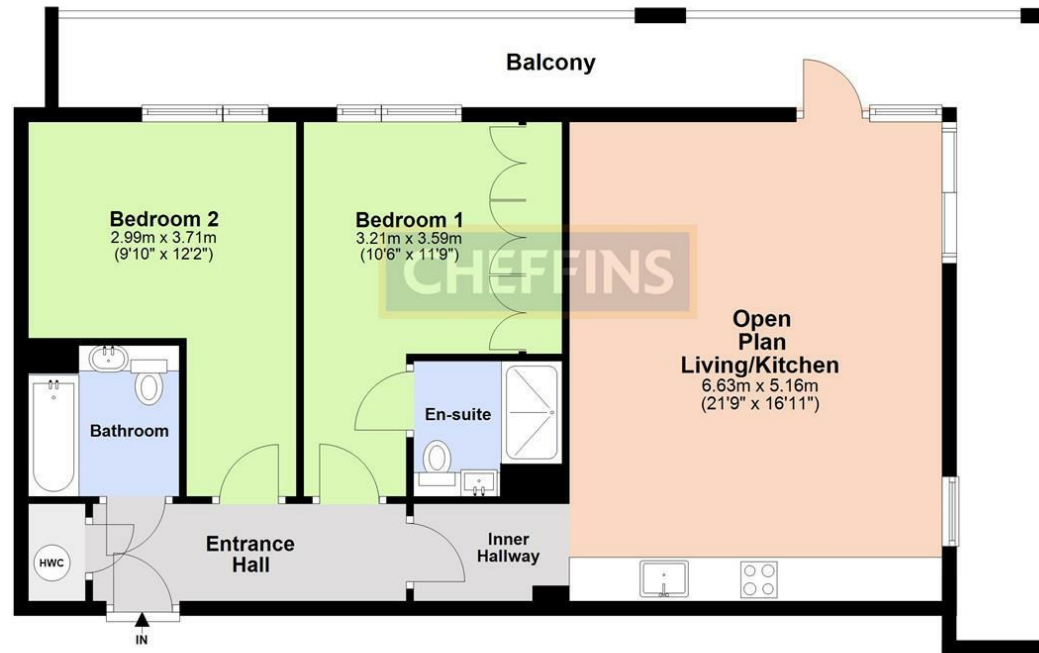


Guide Price £435,000  
 Tenure - Leasehold  
 Council Tax Band - D  
 Local Authority - Cambridge city



**First Floor**

Approx. 83.9 sq. metres (902.9 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

