



THE FORBES BUILDING, 23 AUSTIN DRIVE
Trumpington, Cambridge

Carter Jonas

THE FORBES BUILDING, 23 AUSTIN DRIVE, TRUMPINGTON, CAMBRIDGE, CB2 9BB

– Addenbrookes Hospital – approx. 1 mile
– Cambridge Railway Station – approx. 2.5 miles (Cycling)

Large open-plan living space • Impressive wrap around winter garden • 2 Double bedrooms • 2 Bathrooms • Allocated parking • EPC rating B

DESCRIPTION

Exceptionally bright and airy apartment, situated in a desirable south city location, within striking distance of Addenbrookes Hospital and Biomedical Campus. The property offers well-proportioned accommodation throughout and has been particularly well-maintained by the present owners.

There are two double bedrooms, each with floor to ceiling windows which provide a generous supply of natural light. The larger of the two bedrooms is equipped with fitted wardrobe storage and a modern en-suite shower room. A separate modern bathroom serves the second bedroom.

The living space is a beautiful modern space, with a dual aspect and glazed doors providing access to the winter garden. The kitchen is beautifully appointed and together with a generous sitting and dining area, creates a superb entertaining space.

OUTSIDE

The apartment benefits from an allocated parking space and a very practical and useable enclosed wrap around winter garden.

BRIGHT AND SPACIOUS TWO-BEDROOM APARTMENT WITH AN IMPRESSIVE WRAP AROUND WINTER GARDEN.



LOCATION

Trumpington is a well-regarded area of the city. It is hugely convenient in terms of access to excellent local amenities, including shops, schools, restaurants and pubs as well as the city centre, the railway station, the hospital and road links. For those wishing to travel around on foot or by bicycle there is immediate access to purpose-built cycleways and footpaths which connect directly to the hospital, Hills Road and the train station. A large Waitrose supermarket with café is a short distance away. Cambridge South Station is under construction, due to open 2025. The surrounding area has abundant green space - Hobson's Country Park, Byron's Pool Nature Reserve, Grantchester and the river are a short walk away.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Details: 250 Years from 1 January 2013

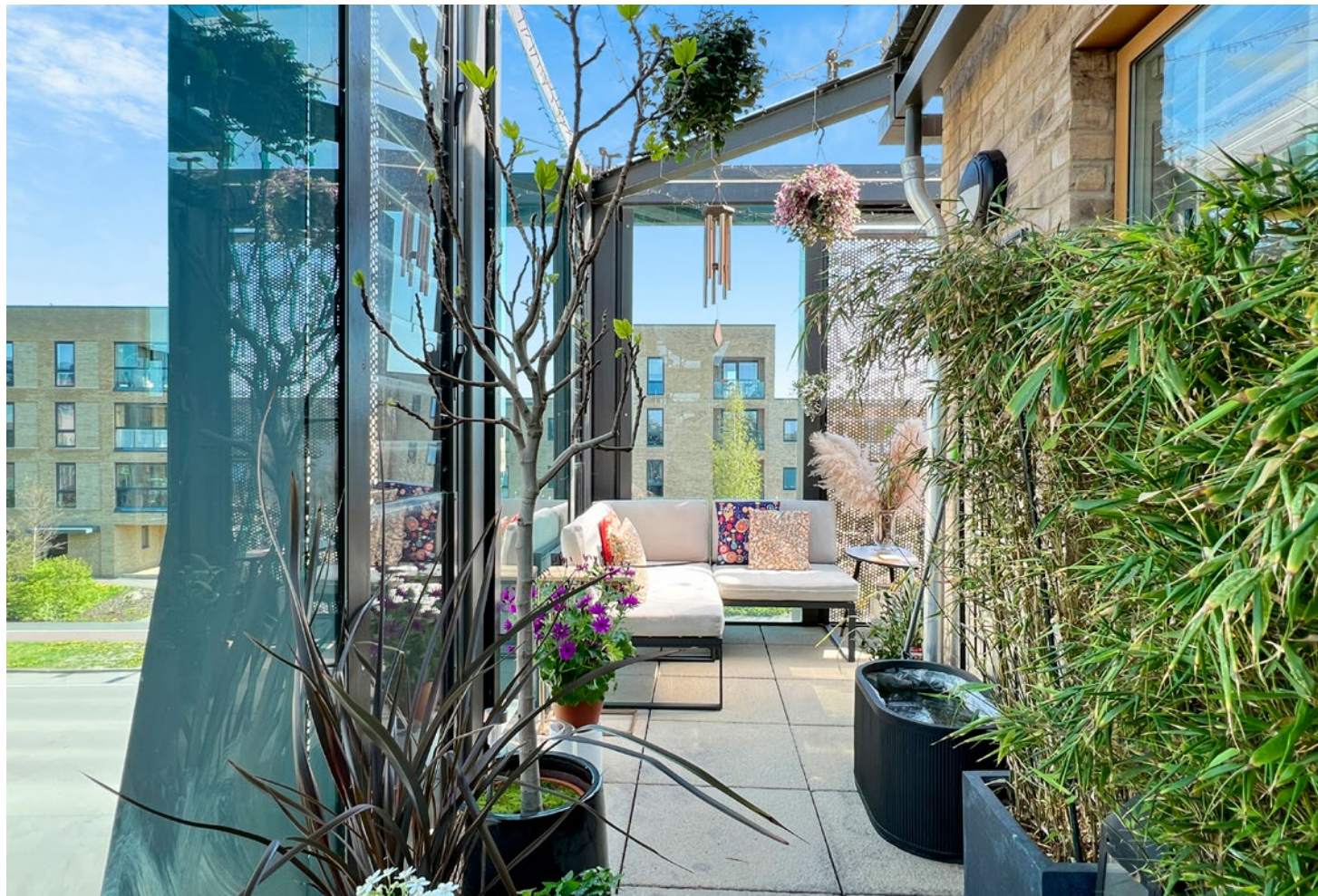
Ground Rent: £438.09

Service Charge: £2089 per annum

Services: All mains services are connected

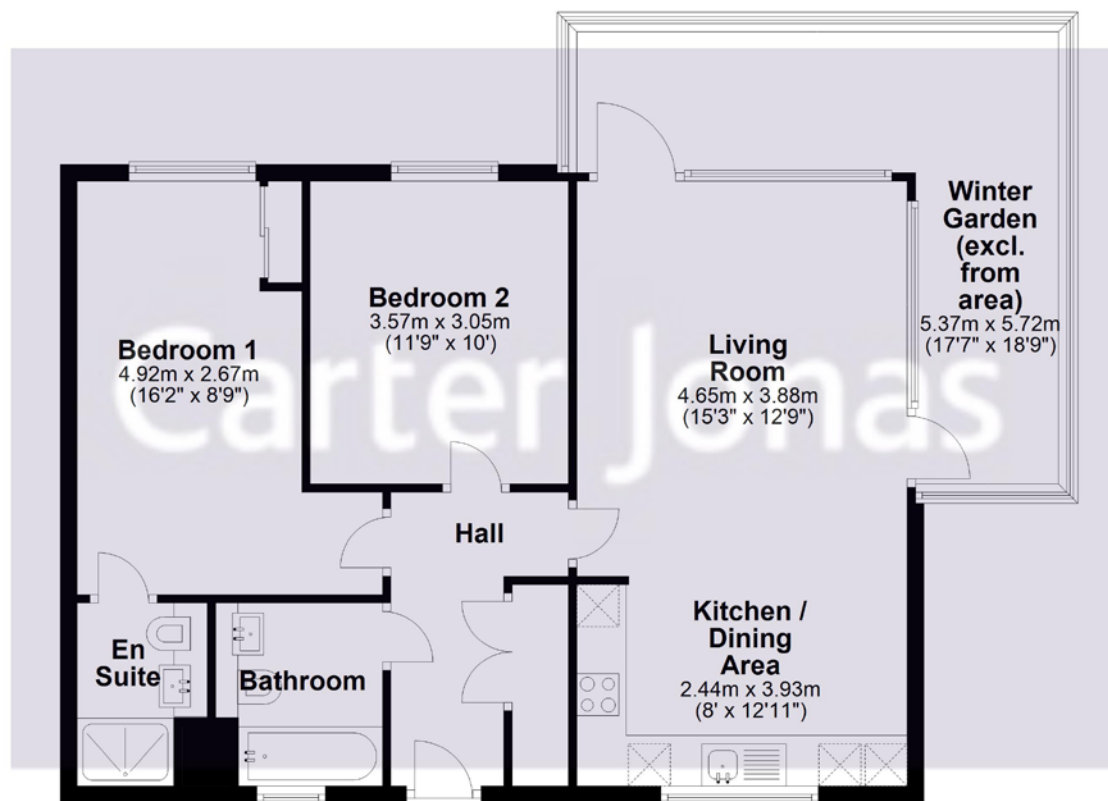
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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Floor Plan

Approx. 70.5 sq. metres (759.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(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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