



Northcroft House

Nine Wells Road | Trumpington | Cambridge | CB2 9DA

£1,450 PCM

COOKE
CURTIS
& CO

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FULLY BOOKED FOR VIEWING

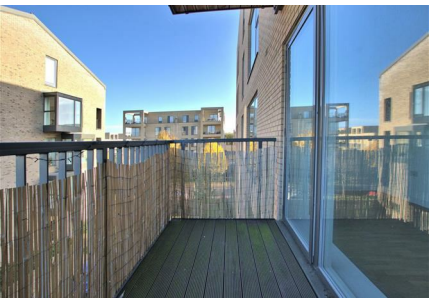
A well-maintained, one-bedroom apartment on the second floor of a modern building. Situated on the Aura Development, just off Long Road, providing easy access to Cambridge train station, Addenbrookes and the City Centre.

- 49 sqm / 527 sqft
- Council tax band - B
- Gas central heating
- Unfurnished
- 1 bed, 1 bath, 1 recep
- EPC - B/85
- Off road parking
- Available September 2026

Northcroft House forms part of Crest Nicholson's Halo development set off Long Road, less than 1.5 miles from Cambridge Railway Station and 2 miles south of the City Centre.

Northcroft House is accessed via a secure video entry system with stairs or lift providing access to the second-floor apartment. An entrance hall opens into a bright open plan kitchen/dining/living room. The kitchen is fitted with a range of stylish base and wall mounted units, integral dishwasher, oven, and induction hob and free-standing 50/50 frost-free fridge freezer with iced water dispenser. A floor to ceiling facing window provides natural light into the living/dining room and leads to the pleasant balcony.





The hallway contains two storage cupboards and a large utility cupboard housing the washing/drying machine and leads to the bedroom and bathroom. The bedroom benefits from a large window and built in wardrobe. Completing the accommodation is the bathroom is fitted with a modern white suite with shower over the bath.

Parking is on street and the building has a centralised, gas heating system. A communal bicycle store can be accessed on the ground floor.

Available 10th September 2026 to a professional couple or single occupant.

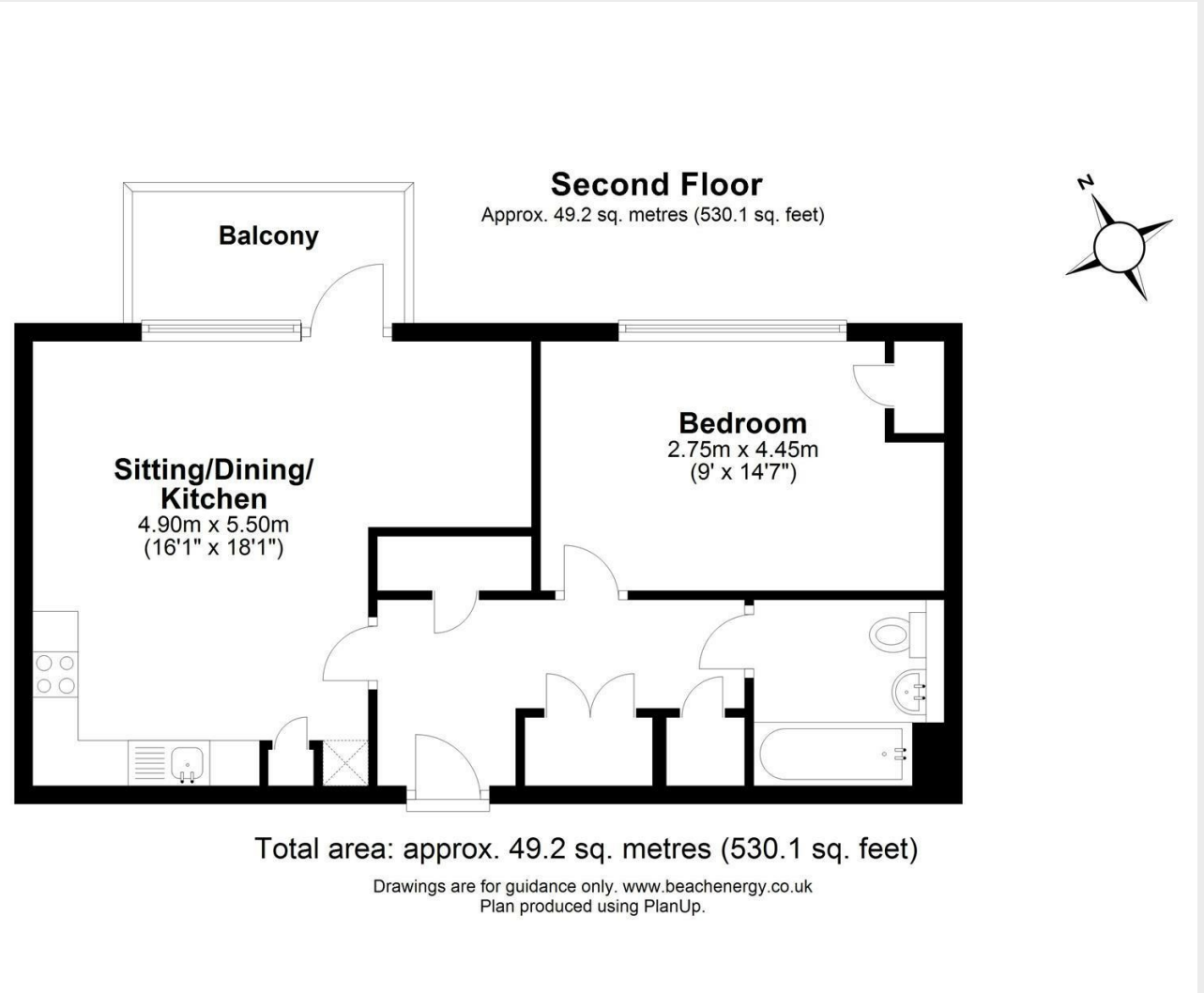
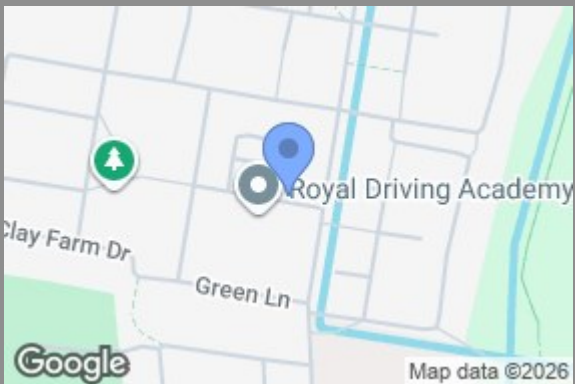
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the electricity is currently supplied by: Octopus energy.

Find my supplier suggest the gas is currently supplied by: Switch2.

Ofcom suggests the maximum broadband speed is: 1800mbps. Gov.uk suggests the property has a low / very low flood risk.

rumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.



Council Tax Band **B** EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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