



Mill Lane, Hauxton

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A modern, two-bedroom apartment on the first floor with a balcony and allocated parking. Conveniently located for access to Addenbrookes, the M11 or Cambridge City Centre.

£1,400 pcm

Mill Lane, Cambridge, CB22
5GD



This apartment is on the first floor of a modern building, just 1.5 miles from Trumpington therefore conveniently located for access to Addenbrookes, the M11 and Cambridge City Centre.

There is an open plan living / kitchen area, opening on to a balcony. The kitchen is fully equipped with white goods; a fridge / freezer, washer / dryer, dishwasher, gas hob and oven.

Both bedrooms are doubles and have recesses for wardrobes. The master benefits from an ensuite with a shower, WC and basin.

In the entrance hall is a large storage cupboard and a family bathroom comprising a bath with shower over, WC and basin.

The apartment has double glazing, gas central heating, one allocated parking space and communal bin and bicycle stores.

Available now. Video tour available.

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: Rebel Energy Supply Limited.

Find my supplier suggest the gas is currently supplied by: Rebel Energy Supply Limited.

Ofcom suggests the maximum broadband speed is: 1000mbps.

Gov.uk suggests the property has not flooded in the last 5 years.



Hauxton is a popular, historic South Cambridgeshire Village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride. The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both. There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford.

There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city.





69sqm / 743sqft

2 bed, 2 bath, 1 recep

EPC - B / 86

Council tax band - C

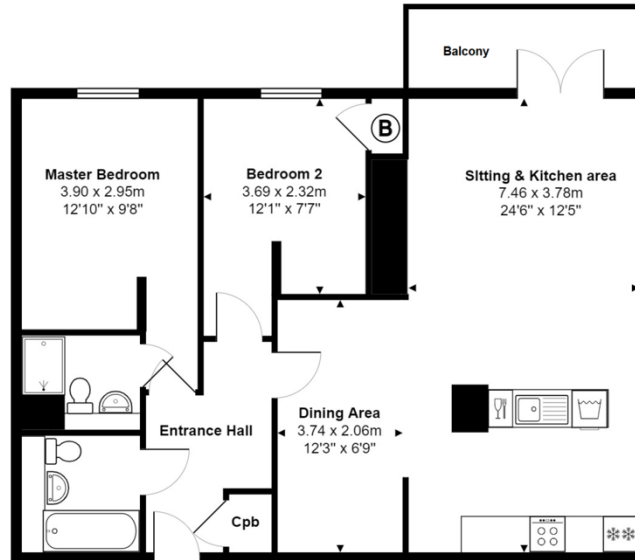
Gas central heating

Allocated Parking

Balcony

Available March 2025

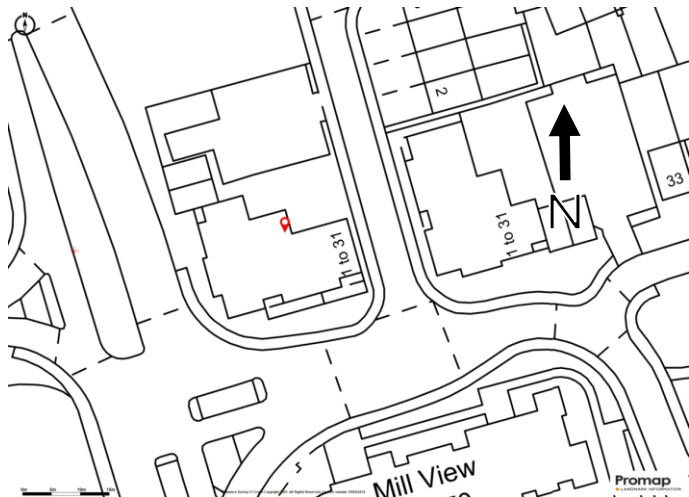
Mill Lane, Hauxton, Cambridge



Total Area: 69.0 m² ... 743 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



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