



High Street, Trumpington

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A rare opportunity to live in a contemporary studio flat, ideally positioned in the popular village of Trumpington, above an award winning Estate Agent. Close to the M11 junction and excellent transport links, to the City Centre and Addenbrookes Hospital.

£975 pcm

High Street, Cambridge, CB2 9LS



A top floor studio apartment, located on the High Street in Trumpington, available to a single working professional. Trumpington is ideally located for access in to the City by bicycle, bus, car or even an enthusiastic walk. In the other direction the M11 is only a short drive away.

Located on the second floor above the Cooke Curtis & Co offices, the apartment is accessible via a front door and flight of stairs, shared with Cooke Curtis & Co Lettings. It has its own second flight of stairs, behind a private, lockable, door.

The apartment has been renovated to a modern standard, it comes furnished with a double bed, mattress, bedside table and a wardrobe. The kitchen is equipped with an electric hob, oven and under-counter fridge, with freezer space. There is a separate bathroom off the kitchen, housing a washing machine, a shower, WC and hand basin.

Water and electricity are included within the rent. The Tenant will be responsible to pay their own council tax, broadband and TV license. There is no allocated parking with the apartment, but there is non permitted on street parking opposite and use of one bike parking spot.

Available 9th July 2024. 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: Utility warehouse.

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

Ofcom suggests the maximum broadband speed is: 1000mbps

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

The property is above the Cooke Curtis & Co office, who are the Landlords and managing agents. There is shared access with the office building, to reach the private entrance of the apartment.

Shared bike store with Cooke Curtis & Co's office.





36sqm / 393sqft

Electric heating

1 bed, 1 bath, 1 recep

On road parking

EPC - D / 61

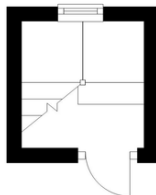
Part furnished

Council tax band - A

Available July 2024

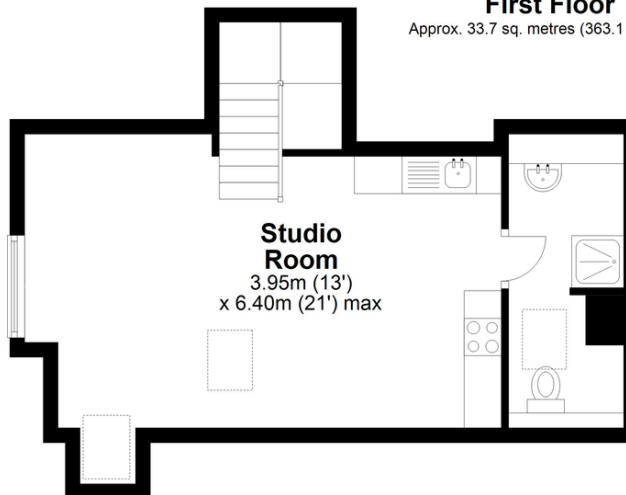
Ground Floor

Approx. 2.8 sq. metres (30.2 sq. feet)

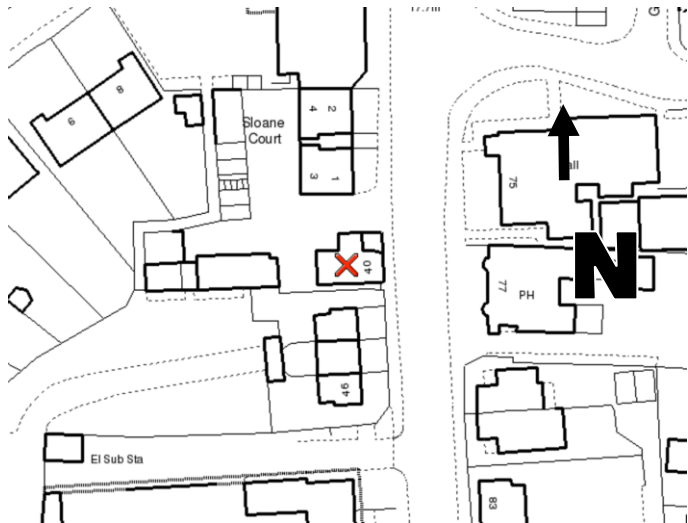


First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 36.5 sq. metres (393.3 sq. feet)



Trumpington 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 two primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities. A number of private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks all within walking distance.

COOKE
CURTIS
& CO