



Kingfisher Way

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A high quality, two bedroom apartment located in an award winning development, just off Brooklands Avenue. Situated in a highly desirable urban area, this home offers excellent access to the city centre and Cambridge Train Station.

£1,995 pcm

Kingfisher Way, Cambridge,
CB2 8DA



A high quality two bedroom apartment on the third floor overlooking the protected 'Hobsons Conduit' brook and nature reserve, just off Brooklands Avenue. This award winning development offers excellent access to the city centre, Cambridge train station, and Addenbrookes hospital.

As you enter the apartment there is a spacious hallway fitted with high quality engineered oak flooring. There are three storage cupboards, one housing the washing machine.

The kitchen and living area offer contemporary open plan living. This is a light and airy space with floor to ceiling windows on both sides opening to a large balcony to the west which benefits from the afternoon sunshine. The kitchen is fitted with high quality wall and base units including a breakfast bar. Appliances include an integrated fridge/freezer, dishwasher, oven, microwave and induction hob with extractor over.

The master bedroom has fitted wardrobes and an en-suite featuring a walk-in shower, vanity basin, WC and wall mirror. Full height glass windows overlook the trees and brook, and open to a second balcony. Bedroom two is also a good sized double with wonderful outlook and there is space for a free standing wardrobe or dresser. A separate family bathroom includes a bath with integrated shower, vanity basin, WC and large wall mirror.

The development has a wonderful glass entrance and stairwell with video entry intercom system linked to the flat and also a lift. A secure parking space is allocated and cycle lockers are available in the basement. Further road parking permits can be purchased from the council.

The apartment has underfloor heating throughout and electric boiler.

Available 28 May 2025. 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.

Electricity is currently supplied by: EON
Ofcom suggests the maximum broadband speed is: 1000mbps.
Gov.uk suggests the property has not flooded in the last 5 years.

Kingfisher Way is part of the award winning Accordia development just off Brooklands Avenue. The scheme was about relationships: between architect and developer/contractor/client; and between private and public external spaces, providing a new model for outside-inside life with interior rooftop spaces, internal courtyards and large semi-public community gardens.

Ideally located with an array of schools nearby including The Leys, Perse, St Faiths and St Mary's all a short walk away. Cambridge central station is within 10 minutes' walk from the area along with a host of amenities including the Cambridge leisure park offering bowling, cinema, gym, Restaurants and local express supermarkets. The famous Cambridge University Botanical gardens are opposite the development with the city centre being around 20 minutes' walk away. There is easy access to Granchester Meadows and the M11.







88sqm / 947sqft

2 bed, 2 bath, 1 recep

EPC - C / 80

Council tax band - E

Electric underfloor heating

Allocated gated parking

Two balconies

Available May 2025



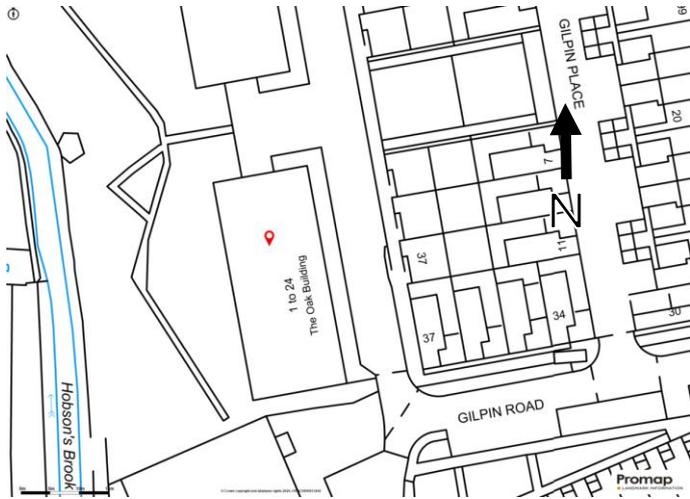
Third Floor

Approx. 89.5 sq. metres (963.1 sq. feet)



Total area: approx. 89.5 sq. metres (963.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



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