



Hills Road

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Tucked discreetly away from one of Cambridge's most distinguished roads lies an exclusive collection of just six newly built residences, each crafted with meticulous attention to detail.

£3,650 pcm

Hills Road, Cambridge, CB2
8PQ



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Apartment One occupies the ground floor and benefits from its own private, gated entrance. Designed with care and finished with style, it offers a sophisticated balance of contemporary architecture and timeless comfort.

Inside, you'll find two generously sized bedrooms, a dedicated study, and two beautifully finished bathrooms-including a luxurious ensuite with porcelain mixed-format tiles, backlit niches, and rainfall showers for a boutique-hotel feel.

At the heart of the home is an expansive open-plan kitchen, living, and dining area-perfectly suited for both relaxed everyday living and effortless entertaining.

The kitchen is by Naked Kitchens, complemented by quartz worktops and premium Siemens and Fisher & Paykel appliances. Features include a flush induction hob, recessed sink, integrated oven, microwave, dishwasher, and a central island with seating.

Floor-to-ceiling glass doors lead to a private, west-facing courtyard garden, framed by Cambridge Yellow Stock Brick and slatted timber fencing to create a peaceful and secluded retreat.

Throughout, sustainably sourced herringbone timber flooring is paired with underfloor heating powered by energy-efficient air source heat pumps. A discreet utility room with separate washer and dryer, along with additional storage space, adds everyday practicality.

Outside, the apartment enjoys private driveway parking with an EV charging point, as well as secure, covered cycle storage.

Crafted by renowned local developers Bowson Leeway Homes, this building is destined to be a modern classic.

Refined, understated, and effortlessly Cambridge.

Available now, to a professional couple, small family or single occupant. Sorry no pets.







95sqm / 1023sqft

Air Source Heat Pump

3 bed, 2 bath, 1 study, 1 recep

EV Charging & Allocated space

Council tax band - TBC

Luxury Apartment

EPC - A / 92

Available September 2025

Ground Floor

Approx. 95.1 sq. metres (1023.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.7 sq. feet)

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



Situated on Hills Road, this property is ideally placed for city life and excellent transport links. Cambridge Station is around an 18-minute walk or a short cycle away, with the historic city centre reached on foot in about 30 minutes. Addenbrooke's Hospital and Biomedical Campus are within easy reach, and many of the city's independent schools and university departments can be accessed quickly by bicycle. Directly opposite lies the Cambridge University Botanic Garden, offering 40 acres of tranquil green space to enjoy away from the bustle of the city. The neighbourhood itself is well-served with a wide choice of restaurants, cafés, pubs, and shops. Nearby Clifton Road Leisure Park provides a gym, cinema, and popular chain eateries, alongside The Junction arts venue with its programme of live music, theatre, and comedy. Education provision is excellent, with the property falling into catchment for several Ofsted-rated 'Outstanding' schools, including St. Albans Primary and Parkside Community College. The highly regarded Hills Road Sixth Form College is also close at hand.

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