



Hills Road, Cambridge

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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.

£4,900 pcm

Hills Road, Cambridge,
CB2 8PQ



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.

This striking duplex apartment spans over 1,730 sq ft across two floors, offering a rare blend of contemporary design, generous proportions, and timeless sophistication.

On the second floor, three well-proportioned bedrooms and a dedicated study provide flexibility for both family life and home working. The principal suite is a true retreat, complete with a luxurious ensuite bathroom featuring porcelain mixed-format tiles, rainfall shower, and sleek twin vanity. A further family bathroom and discreet utility room add everyday convenience.

The third floor is entirely dedicated to open-plan living. At its heart is a beautifully designed kitchen by Naked Kitchens, finished with quartz worktops and premium Siemens and Fisher & Paykel appliances—including a flush induction hob, recessed sink, integrated oven, microwave, and dishwasher. A central island offers relaxed seating, while sustainably sourced herringbone timber flooring and underfloor heating create a warm, inviting feel.

Expansive living and dining areas flow seamlessly to a private balcony, overlooking leafy surroundings and designed for both calm and entertaining.

Additional highlights include private driveway parking with EV charging point, secure cycle storage, and energy-efficient underfloor heating powered by an air source heat pump.

Crafted by renowned local developers Bowson Leeway Homes, this development is set to become a modern Cambridge classic.

Quietly confident. Effortlessly elegant. And unmistakably Cambridge.







161sqm / 1736sqft

Air Source Heat Pump

3 bed, 2 bath, 1 study, 1 recep

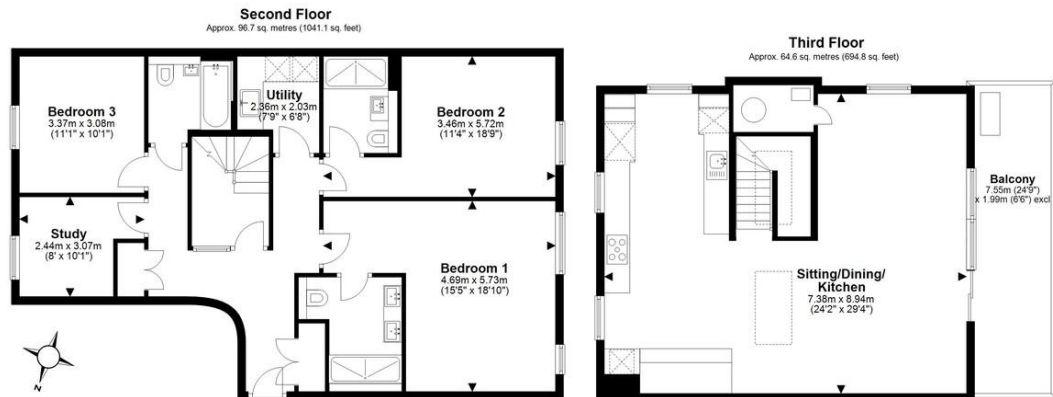
EV Charging & Allocated space

Council tax band - TBC

Luxury Apartment

EPC - A / 92

Available September 2025



Total area: approx. 161.3 sq. metres (1736.0 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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