



Hawkey Road, Trumpington

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A third floor, modern two-bedroom apartment within walking distance to Trumpington High Street, allowing easy access to the city centre and M11 road links. The property is in excellent proximity to Addenbrookes hospital

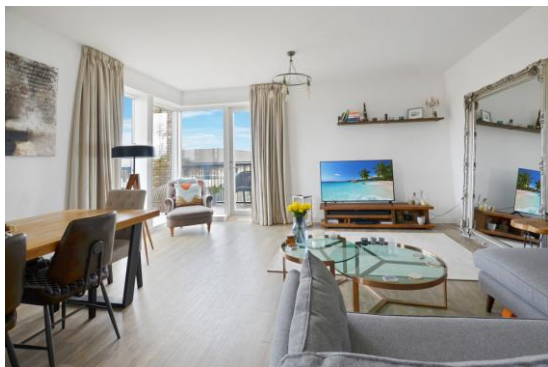
£1,975 pcm

Hawkey Road, Cambridge,
CB2 9ET



A two-bedroom, third floor apartment in the heart of the popular Aura Development, situated just off Long road. In close proximity to Addenbrooke's Hospital and Trumpington park and ride. This property benefits from high quality fixtures and has a light and airy aspect.

There is an open plan kitchen/ living area. The kitchen is sleek and modern, fitted with a range of wall and base units. An integrated fridge, freezer and dishwasher are supplied as well as electric hob, double oven and washing machine. Mirror included. There are floor-to-ceiling windows leading to the L shape balcony.



The master bedroom is a good size with floor to ceiling windows and wooden flooring. Chest of draws included. The ensuite attached is a fantastic size and includes three-piece suite, with additional wall mirrors and a towel rail. Next door is the second bedroom, which is again a good double size and flooded with natural light. Wardrobe included.

Leading to the end of the hallway, there is an excellently proportioned family bathroom including a bath with shower overhead. Next to this, sits the airing cupboard which can also be used for storage.

Underneath the apartment block, the property benefits from one allocated gated car parking space. Further parking for visitors is allocated throughout the development. This property is exceptionally efficient with an EPC rating of B/86.

Available part furnished from December 8th to a professional household, children also considered. Video tour available on request.





85sqm / 914sqft

2 bed, 2 bath, 1 recep

Council tax band - C

EPC - B / 86

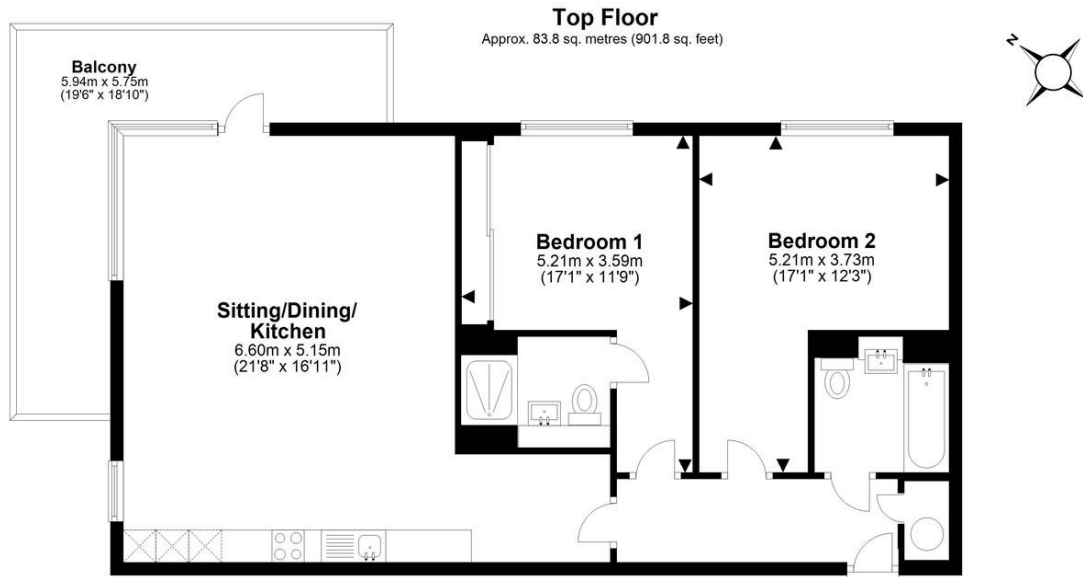
Gas central heating

Underground parking

Balcony

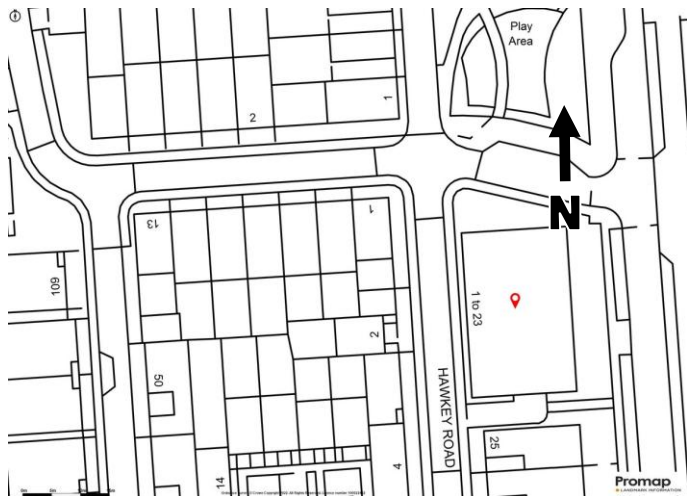
Available 8th December





Total area: approx. 83.8 sq. metres (901.8 sq. feet)

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



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 three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

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