



Hills Road, Cambridge

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[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

A beautifully crafted, fully furnished luxury apartment on Hills Road, featuring three elegantly styled bedrooms, a private balcony and an exceptional finish throughout. Ready to move into now.

£3,600 pcm

Hills Road, Cambridge, CB2  
8PQ



A beautifully curated and fully furnished three-bedroom apartment on the first floor, finished to an exceptional standard throughout and offering approx. 90 sq. metres of stylish, turn-key living space with a private balcony and excellent natural light.

The impressive open-plan sitting, dining and kitchen area forms the heart of the home. Bespoke cabinetry, integrated appliances and warm oak herringbone flooring create a premium feel, complemented by designer furnishings and vibrant artwork. Full-height glazing opens directly onto the west-facing balcony.



There are three beautifully furnished bedrooms, each individually styled with layered textures and contemporary décor. The principal bedroom benefits from its own private en-suite shower room, while the two additional bedrooms are served by a modern family bathroom. Bedrooms two and three offer excellent flexibility for guests, children, or use as a dedicated home office.

A welcoming hallway leads to a separate utility room fitted with Siemens laundry appliances, ensuring day-to-day convenience and keeping the main living areas clutter-free.

Throughout the home, every detail: lighting, furniture, finishes and colour palette, has been carefully considered to create a calm, boutique-hotel atmosphere.

Available now.





90 sqm / 971 sqft

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3 bed, 2 bath, 1 recep

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Council tax band - TBC

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EPC - A / 92

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Air Source Heat Pump

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EV Charging & Allocated space

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Luxury Furnished Apartment

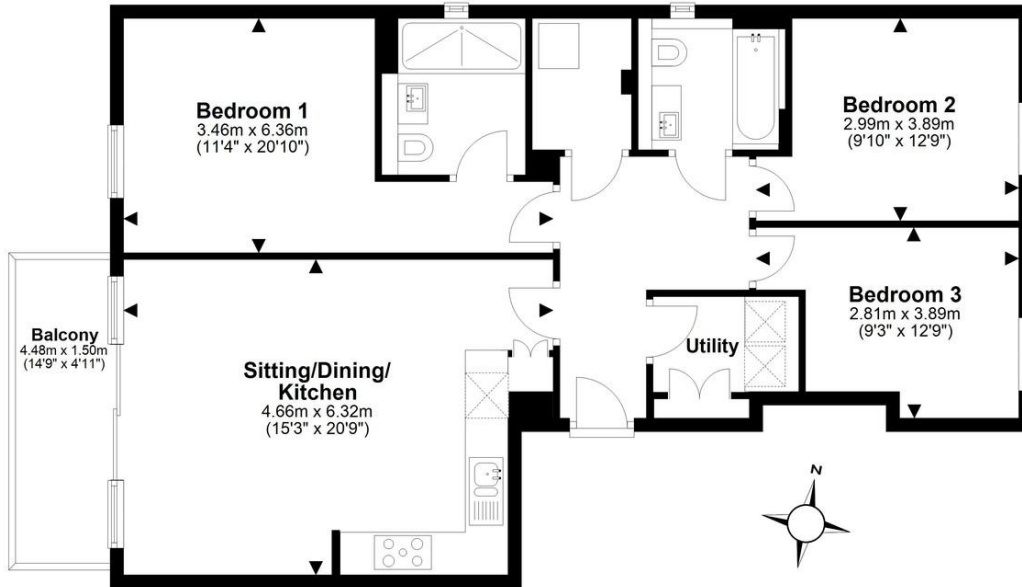
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Available Now

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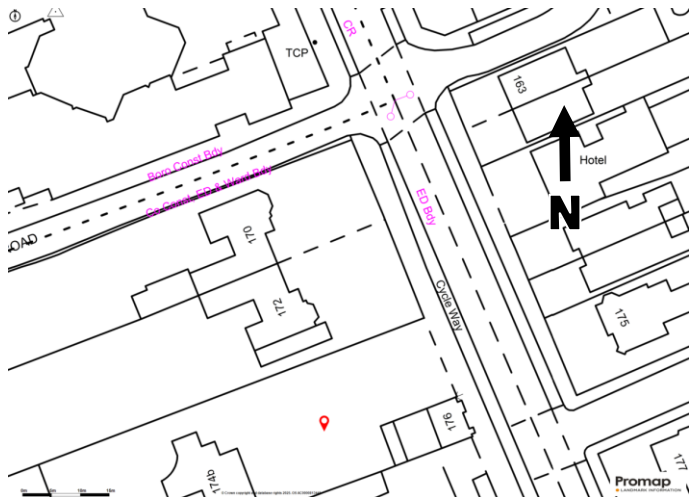
## First Floor

Approx. 90.3 sq. metres (971.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://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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