



108 Abberley Wood, Cambridge, CB22 5EZ

£1,450 Per Month



108 Abberley Wood, Cambridge, CB22 5EZ

£1,450 Per Month



Prime Location in Great Shelford

This bright and well-proportioned two-bedroom apartment is situated on the popular Granhams Road, within one of Great Shelford's most sought-after developments. Surrounded by mature trees and generous green communal spaces, the property offers the perfect balance between peaceful living and accessibility to key local amenities, including the renowned Cambridge Biomedical Campus.

First Floor Living with a Balcony

Positioned on the first floor, the apartment enjoys an elevated outlook across the gardens with its own private balcony — an ideal spot for enjoying your morning coffee or an evening glass of wine. The balcony is accessed directly from the open plan living space via double patio doors, creating a seamless indoor-outdoor flow.

Spacious Open Plan Layout

Inside, the apartment is generously sized and smartly configured. The large open plan kitchen, living, and dining area is flooded with natural light. The kitchen itself is modern and fitted with a good range of cabinetry along with an integrated oven, hob, washing machine, and space for a dishwasher and fridge/freezer.

Two Double Bedrooms with Storage

Both bedrooms are of a good size, with the principal bedroom benefiting from full-width fitted mirrored wardrobes — ideal for those looking to maximise storage without compromising floor space. The second bedroom offers flexibility, whether used as a guest room, home office, or nursery.

Clean & Modern Bathroom

The bathroom includes a white suite with a shower over the bath, tiled splashbacks, and a large fitted mirror. Neutrally decorated, the bathroom is easy to maintain and ready for immediate use.

Hard Flooring Throughout

One of the standout features of this apartment is its consistent hard flooring across all rooms, providing both style and practicality. This makes it a great option for those with allergies

or for tenants who prefer the look and feel of wood-style flooring over carpet.

Parking & Security

The apartment benefits from one allocated parking space, with additional visitor parking available. The development also includes a secure entry system for the building, adding an extra layer of reassurance for residents.

Excellent Transport Links

Granhams Road is ideally located just a short walk from Shelford Train Station, with direct links into Cambridge and London Liverpool Street. For those commuting by car, the M11 and A10 are easily accessible. Additionally, the Cambridge Biomedical Campus and Addenbrooke's Hospital are both just a few minutes' drive away.

Local Amenities in Great Shelford

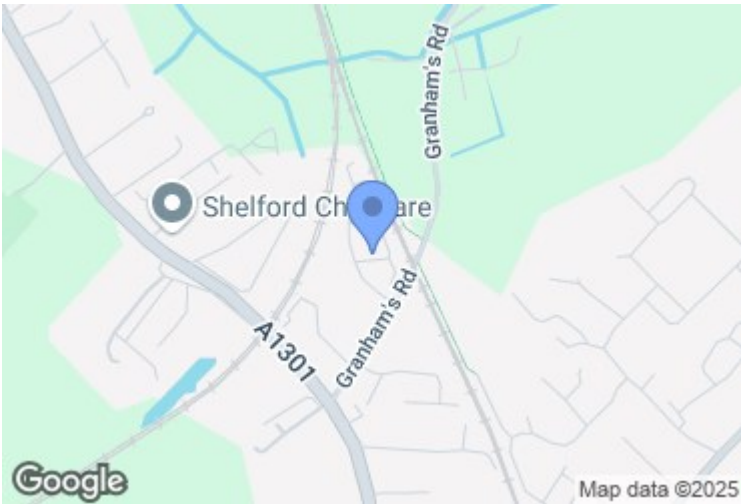
Great Shelford is well-regarded for its village charm, excellent amenities, and strong sense of community. You'll find independent shops, cafes, pubs and a weekly farmers' market, all within walking distance. There are also beautiful countryside walks nearby, perfect for weekend relaxation.

Available Now – Ideal for Professionals

This apartment is available immediately and would be an excellent fit for a professional couple, small family, or individuals working locally or in Cambridge. With its generous space, green surroundings, and quality finish, this property offers exceptional value for its location.

Council Tax

Band C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
England & Wales			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			England & Wales		
			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.