



Cedar Court, Cambridge, CB2 0QJ

CHEFFINS

Cedar Court

Hills Road, Cambridge,
CB2 0QJ

A well presented 2 bedroom first floor apartment located on the perimeter of Addenbrooke's Hospital Campus. The accommodation comprises entrance hall, open plan living room/kitchen with balcony off, 2 double bedroom and shower room. Single garage. Unfurnished. Available from 15/06/2026. EPC: C and Council Tax Band: C.

LOCATION

Cedar Court is situated on Hills Road in the Queen Edith's ward of Cambridge, positioned on the edge of the Addenbrooke's Hospital campus. A range of local amenities are available nearby, and the property offers convenient access to Cambridge railway station and the CB1 Business District (approximately 1.6 miles away), the historic city centre (around 2 miles), and both the M11 motorway and A11 road (approximately 3 miles and 4.7 miles away respectively).



£1,500 PCM





ENTRANCE HALL

Built in cupboard with clothes rail, stairs rising to:

LANDING

Window to side aspect on staircase, further window to front aspect, built in cupboard and doors to living room/kitchen, bedrooms and shower room off.

LIVING ROOM

Built in store cupboard housing gas fired boiler, window and glazed door to rear aspect with access to balcony and open to:

KITCHEN

Fitted with base and wall units, work tops, sink with window to front aspect above, integrated appliances including oven, electric hob with extractor above, fridge and freezer, freestanding washing machine and built in pantry cupboard.

BALCONY

Rail balustrade.

BEDROOM 1

Built in double wardrobe and window to rear aspect.

BEDROOM 2

Built in double wardrobe and window to front aspect.

SHOWER ROOM

Shower enclosure, WC, wash basin, heated towel rail and window to front aspect.

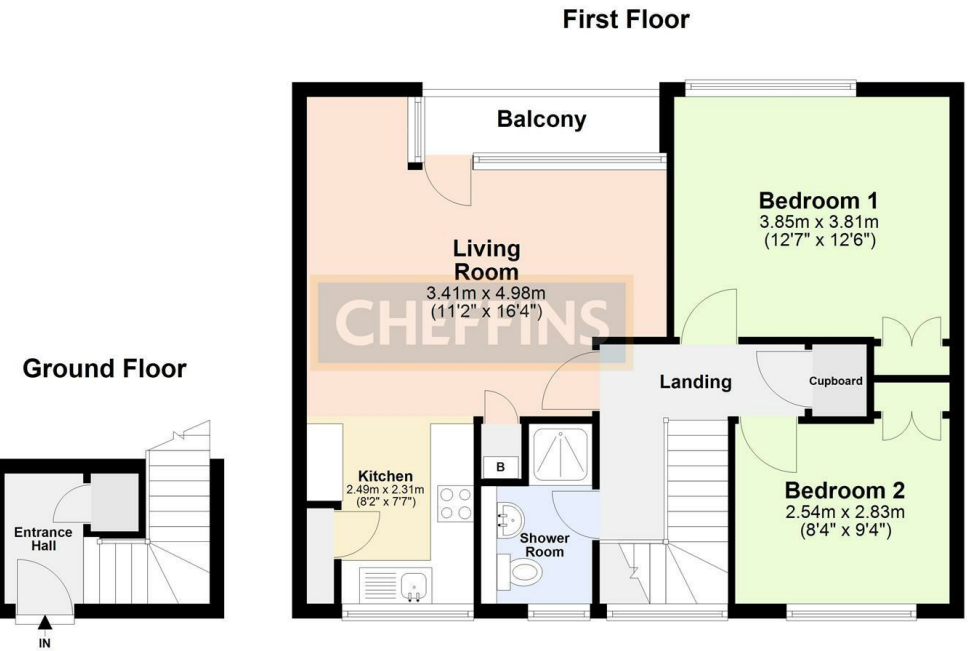
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £346

Deposit - £1730





Total area: approx. 60.4 sq. metres (650.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			

Agents note:
 For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

