



Flat 2

Cherry Hinton Road | | Cambridge | CB1 8DB

£1,400 PCM

COOKE  
CURTIS  
& CO

## Key features

- 45 sqm / 489 sqft
- 1 bed 1 recep 1 bath
- EPC - C / 74
- Council tax - B
- Electric Heating
- Unfurnished
- Private garden
- Available September 2026

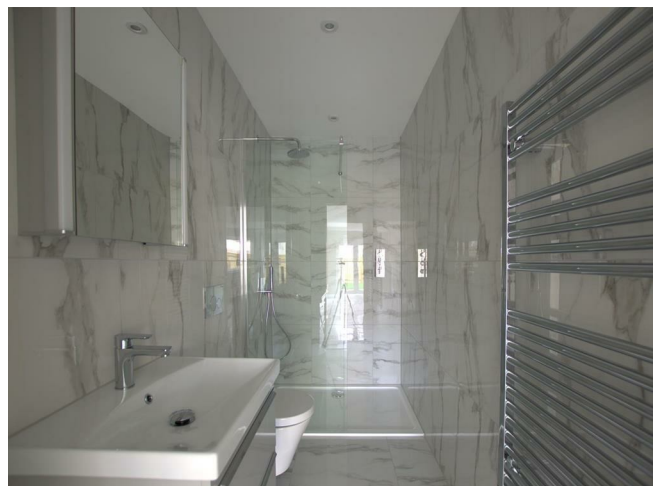
## Description

A modern one-bedroom, ground floor apartment on Cherry Hinton Road with private garden and an allocated parking space. Two miles from Cambridge City Centre.



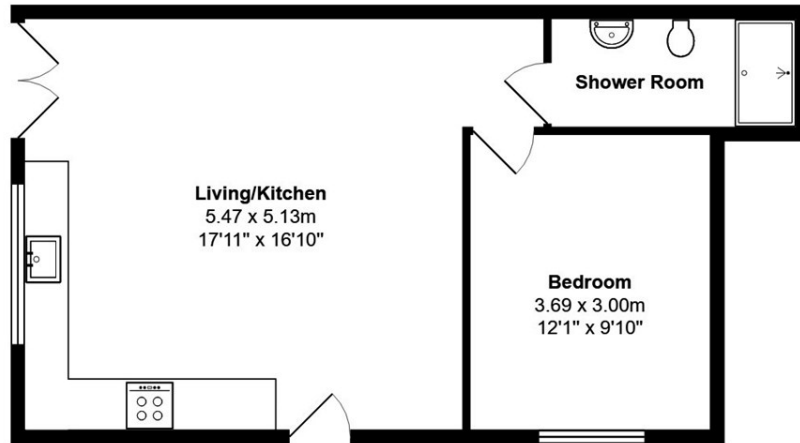
## Directions

Cherry Hinton Road takes you from the city all the way to the village of Cherry Hinton. The road itself has an excellent range of facilities including nearby doctors and dentists surgeries, restaurants and take-aways. Mill Road, one of the country's top 50 suburbs and its' cosmopolitan shops, delis and restaurants, Addenbrookes Hospital and biomedical campus and the main train station are all just over a mile away and easily accessible on foot or by bicycle.





**Flat TWO**



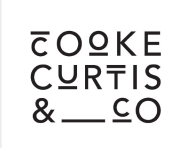
**Total Area: 45.4 m<sup>2</sup> ... 489 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band B    EPC Rating C**



40 High Street  
 Trumpington  
 Cambridge  
 Cambridgeshire  
 CB2 9LS  
 01223 508050

Lettings@cookecurtis.co.uk  
 cookecurtis.co.uk