



## 4 The Orangery

Long Road | | Cambridge | CB2 8HL

£1,900 Per Month

COOKE  
CURTIS  
& CO

# 4 The Orangery

Long Road |

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£1,900 Per Month

Well presented two bedroom furnished flat, located in an exclusive gated development on Long Road. The flat comes with allocated parking, a private decked terrace and has beautiful communal gardens.

- 75 sqm / 807 sqft
- EPC - C / 78
- Electric heating
- Communal gardens
- 2 bed / 2 bath / 1 recep
- Council tax band - E
- Allocated parking
- Available 24th June 2026

This ground floor furnished flat is very well presented and well located for access to Addenbrookes Hospital and the city centre. On entering, there is a spacious hallway, with a utility cupboard housing the washing machine.

Both bedrooms are a good size, with an ensuite shower room to the main bedroom. The kitchen/living area has ample space for a table and dining chairs, and opens to the sitting area, which has access to the terrace via sliding doors. In the kitchen, there is an oven/hob, fridge/freezer and dishwasher.



The Orangery is a select, gated development located on the corner of Long Road and Trumpington Road, well placed for access to the City Centre, Addenbrookes and the M11.



The family bathroom has a bath, wc and basin.

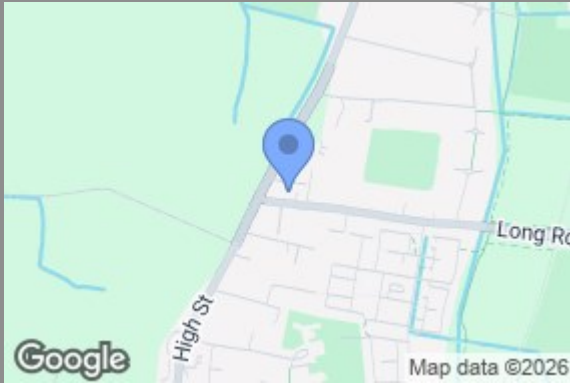
The communal gardens are extremely well kept. There is also a secure cycle store, allocated parking space and a bin store.

The Orangery is located at the corner of Long Road and Trumpington Road within half a mile of Trumpington's excellent facilities and with easy access into the City.

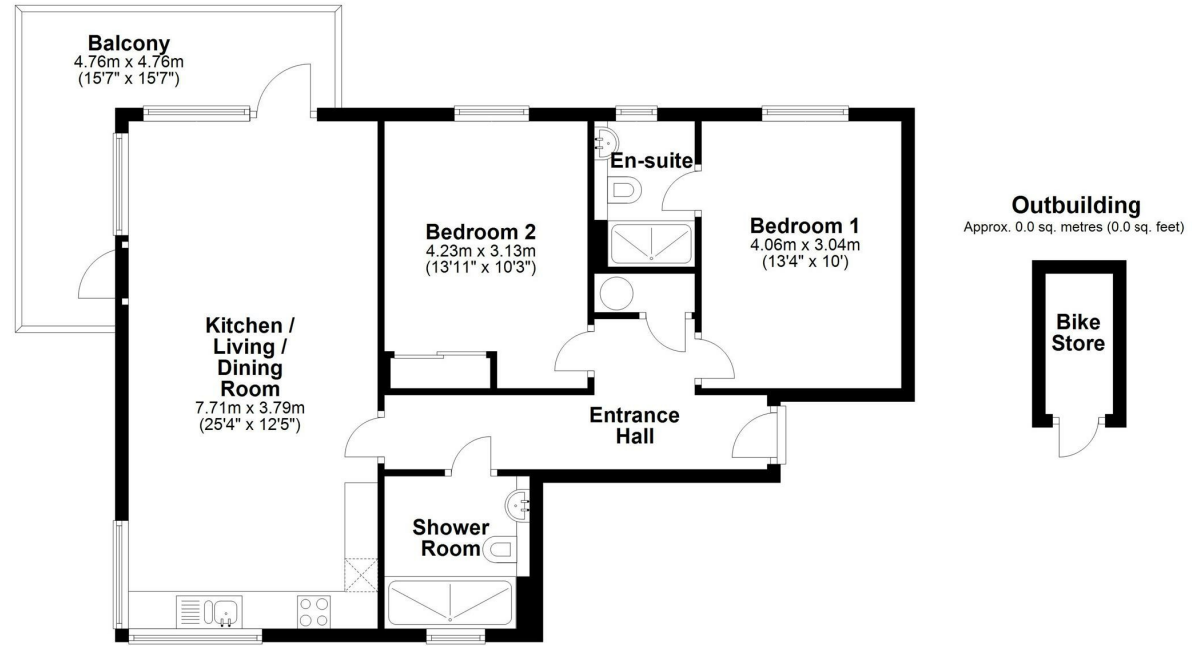
Trumpington is a thriving part of the City that manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the City by car, bus, guided bus and cycleways.

There are restaurants, pubs, a pharmacy, surgery, post office, Waitrose supermarket and two new country parks nearby. There are both state and private schools within walking distance.





**Floor Plan**  
Approx. 75.0 sq. metres (807.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Council Tax Band E EPC Rating C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (91-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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