



Flat 1

Hills Road | | Cambridge | CB2 8PQ

£3,250 PCM

COOKE  
CURTIS  
& CO

## Key features

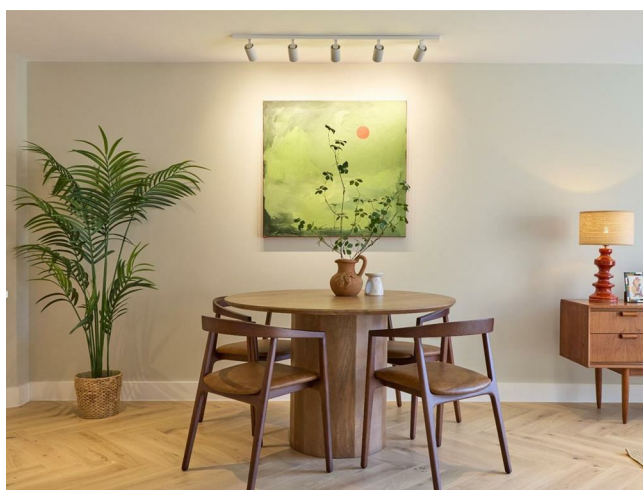
- 95sqm / 1023sqft
- 2 bed, 2 bath, 1 study, 1 recep
- EPC - A / 92
- Council tax band - TBC
- Air Source Heat Pump
- EV Charging & Allocated space
- Luxury Furnished Apartment
- Available February 2026

## Description

Tucked discreetly back from one of Cambridge's most distinguished roads lies an exclusive collection of just six newly built residences—each crafted with meticulous attention to detail. This ground floor flat has its own separate entrance and outdoor space.

## Directions

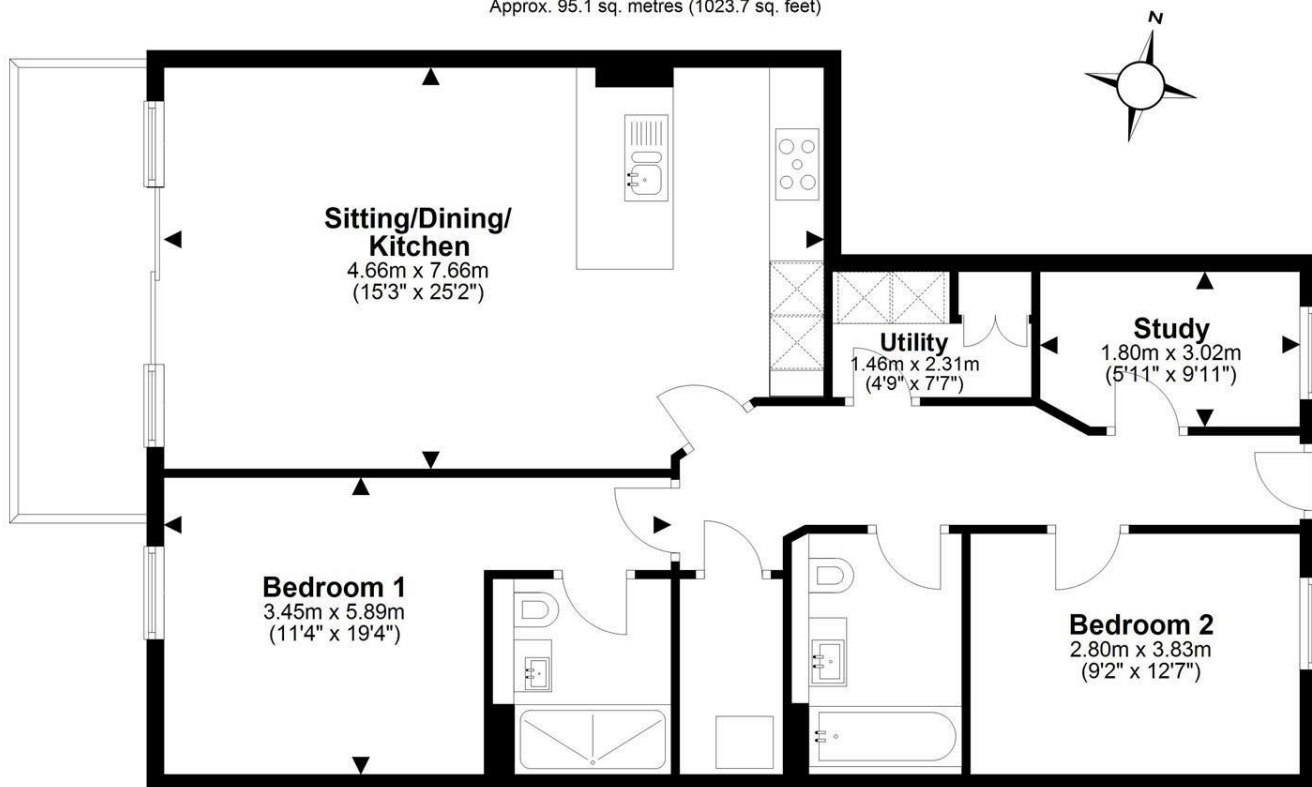
Situated on Hills Road, this property is ideally placed for city life and excellent transport links. Cambridge Station is around an 18-minute walk or a short cycle away, with the historic city centre reached on foot in about 30 minutes. Addenbrooke's Hospital and Biomedical Campus are within easy reach, and many of the city's independent schools and university departments can be accessed quickly by bicycle. 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 regular chain eateries, alongside The Junction arts





### Ground Floor

Approx. 95.1 sq. metres (1023.7 sq. feet)

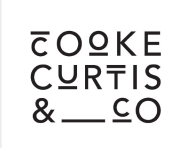


Total area: approx. 95.1 sq. metres (1023.7 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

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

Council Tax Band      EPC Rating **A**



40 High Street  
Trumpington  
Cambridge  
Cambridgeshire  
CB2 9LS  
01223 508050

[hello@cookecurtis.co.uk](mailto:hello@cookecurtis.co.uk)  
[cookecurtis.co.uk](http://cookecurtis.co.uk)