



174 Hills Road | | Cambridge | CB2 8PQ

£4,650 PCM

COOKE
CURTIS
& CO

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An exceptional four-bedroom duplex penthouse, finished to the highest specification and exquisitely styled with premium, hotel-inspired furnishings. This fully furnished residence offers a seamless blend of sophistication, comfort, and modern living across two expansive levels.

Tucked discreetly away 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.

- 152sqm / 1642sqft
- Council tax band - TBC
- Air Source Heat Pump
- Fully furnished to a high standard
- 3 bed, 2 bath, 1 study, 1 recep
- EPC - A/92
- EV Charging & Allocated space
- Available April 2026

This striking duplex apartment spans over 1,730 sq ft across two floors, offering a rare blend of contemporary design, generous proportions, and timeless sophistication.

On the second floor, three well-proportioned bedrooms and a dedicated study provide flexibility for both family life and home working. The principal suite is a true retreat, complete with a luxurious ensuite bathroom featuring porcelain mixed-format tiles, rainfall shower, and sleek twin vanity. A further family bathroom and discreet utility room add everyday convenience.



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The third floor is entirely dedicated to open-plan living. At its heart is a beautifully designed kitchen by Naked Kitchens, finished with quartz worktops and premium Siemens and Fisher & Paykel appliances—including a flush induction hob, recessed sink, integrated oven, microwave, and dishwasher. A central island offers relaxed seating, while sustainably sourced herringbone timber flooring and underfloor heating create a warm, inviting feel.

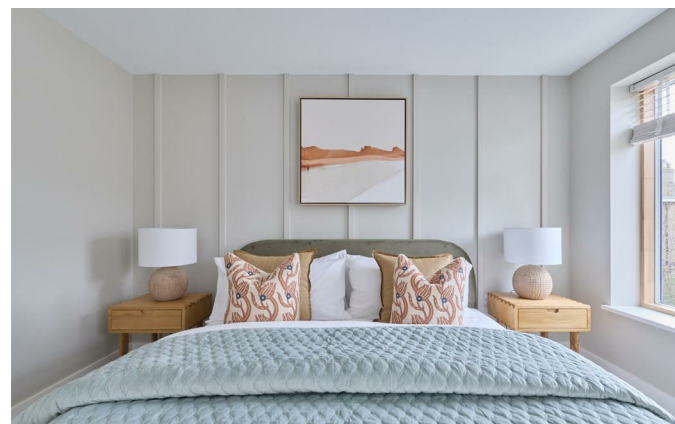
Expansive living and dining areas flow seamlessly to a private balcony, overlooking leafy surroundings and designed for both calm and entertaining.

Additional highlights include private driveway parking with EV charging point, secure cycle storage, and energy-efficient underfloor heating powered by an air source heat pump.

Crafted by renowned local developers Bowson Leeway Homes, this development is set to become a modern Cambridge classic.

Quietly confident. Effortlessly elegant. And unmistakably Cambridge.

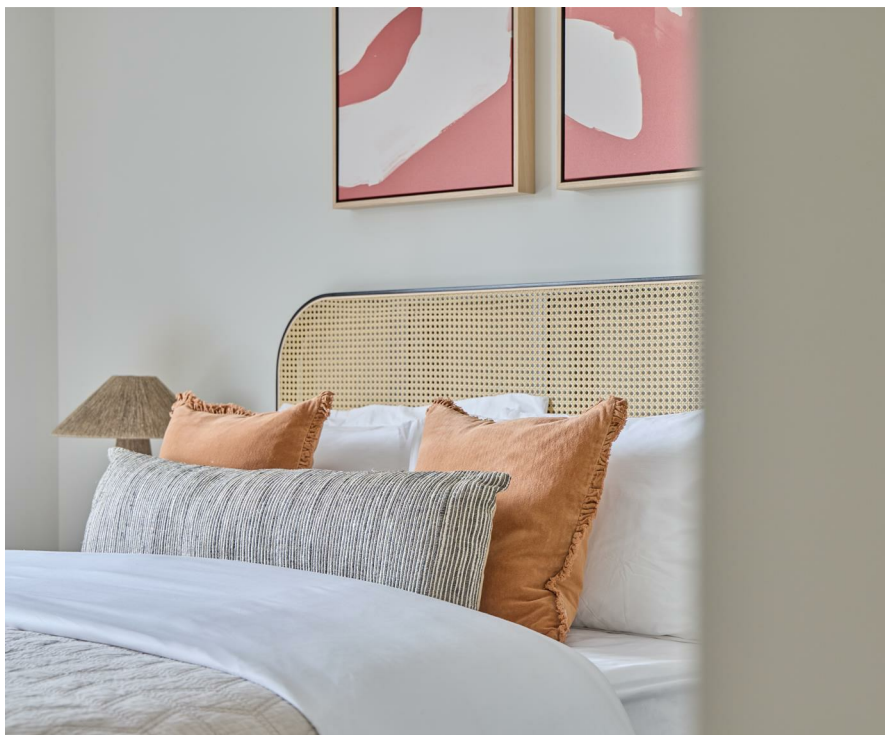
Available now, to a professional couple, small family or single occupant.

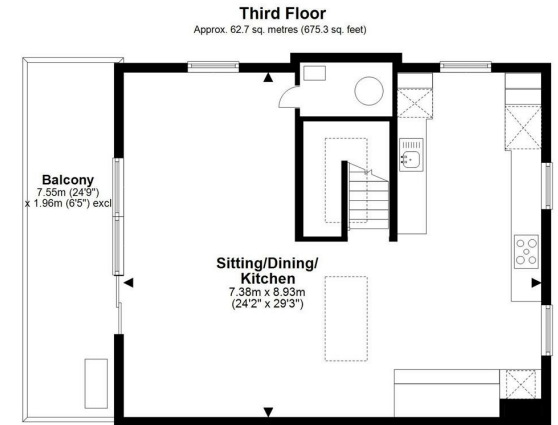
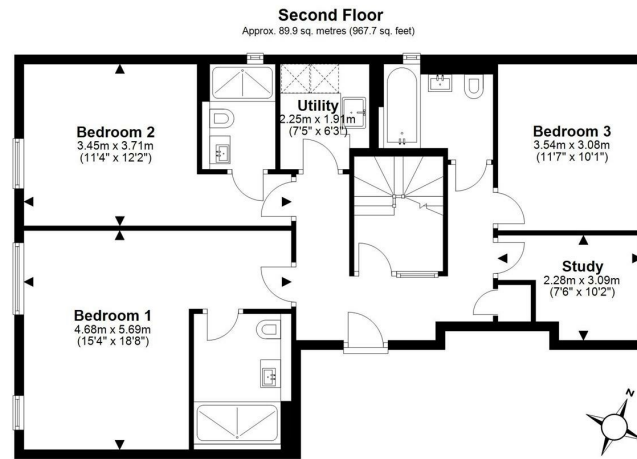
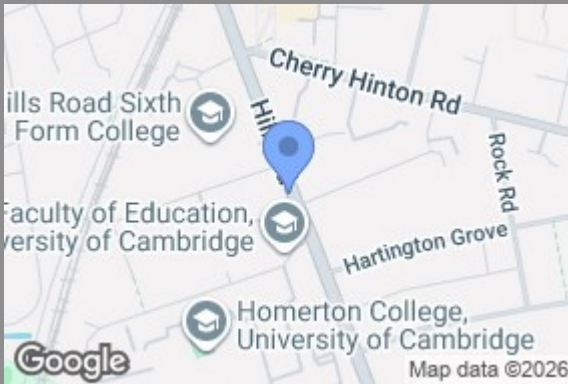




Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the gas and electricity is currently supplied by:
TBC
Ofcom suggests the maximum broadband speed is: TBC
Gov.uk suggests the property has a very low flood risk.





Total area: approx. 152.6 sq. metres (1642.9 sq. feet)

Drawings are for guidance only, www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Council Tax Band New Build EPC Rating A

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 92 | 92 |
| (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 | | EU Directive 2002/91/EC | |

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