



The Williams Building|

Addenbrookes Road | Trumpington | Cambridge | CB2 9AS

£2,600 PCM

COOKE
CURTIS
& CO

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A modern three bedroom duplex apartment in Trumpington. Ideally located for access to Addenbrookes, Cambridge train station and the City Centre.

- 107sqm / 1159sqft
- EPC - C / 80
- Gas central heating
- Balcony
- 3 bed, 2 bath, 1 recep
- Council tax band - E
- One allocated parking space
- Available February 2024

Built in 2014, this luxurious top floor apartment is on two levels and would provide spacious and convenient accommodation for professionals needing access to Addenbrookes or the City Centre.

The apartment is located on the third floor of a modern and stylish building, there are stairs and a lift in the building. On the entrance level is an open plan kitchen/living area. The kitchen is fully fitted with white units and integrated appliances; an electric hob, oven, microwave, washing machine and dishwasher.

The living area has dual aspect floor-to-ceiling windows meaning it is exceptionally bright. One side opens on to an enclosed glass balcony overlooking the development. Also, on this floor is a third bedroom or study. Through this room a large, open terrace can be accessed. There is a WC off the entrance hall as well as storage under the stairs and fitted cupboards.





On the second floor of the apartment are two generous double bedrooms. The master has a large ensuite shower room, fitted wardrobes and, as below in the living room, another winter balcony. The second bedroom also has a built-in wardrobe and has dual aspect windows. There is a family bathroom on this floor fitted with a bath with shower over, WC and hand basin.

Heating is underfloor throughout the apartment. One parking space is allocated to the flat, there are additional spaces for visitors positioned around the development as well as secure bicycle storage.

Heating and hot water are provided by a communal system, billed quarterly. A bill for re-imbursement is to be covered by Tenant and will be supplied. Usage is calculated by block management.

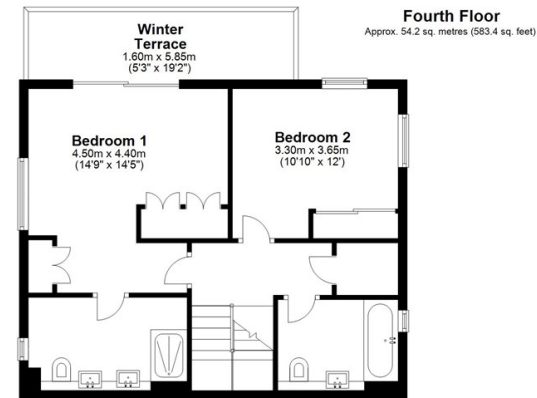
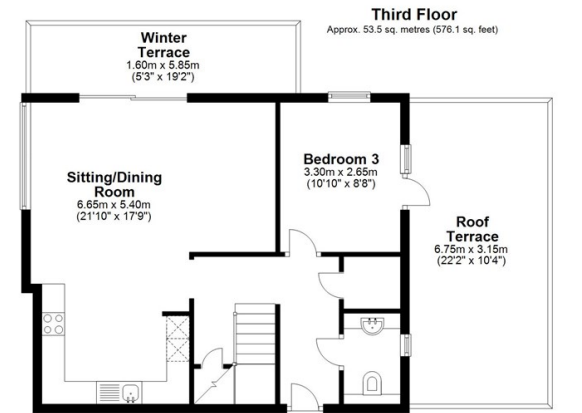
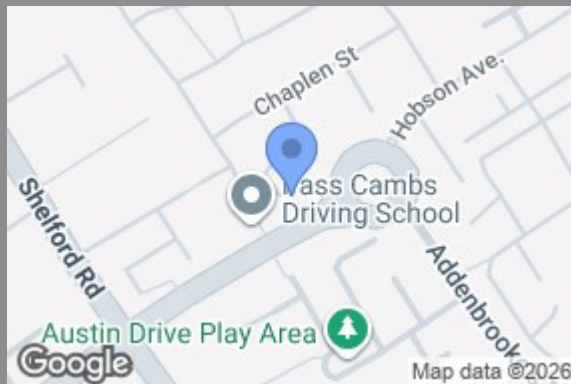
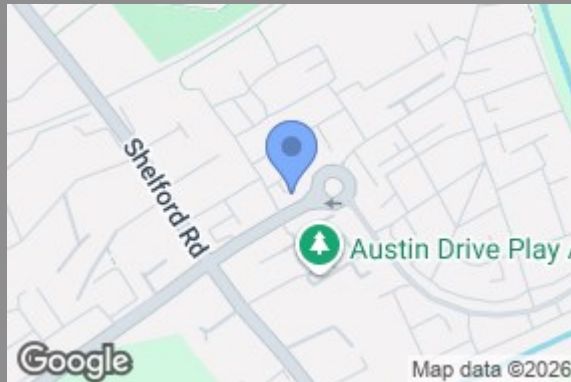
Available 15th October 2026

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.

Trumpington is a thriving, fast growing part of the city that still 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, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

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		80	80
(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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