



Flat 3

Hills Road | | Cambridge | CB2 8PQ

£3,700 Per Month

COOKE
CURTIS
& CO

Key features

- 96sqm / 1031sqft
- 3 bed, 2 bath, 1 recep
- Council tax band - TBC
- EPC - A / 92
- Air Source Heat Pump
- EV Charging & Allocated space
- Luxury Apartment
- Available Now

Description

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.

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



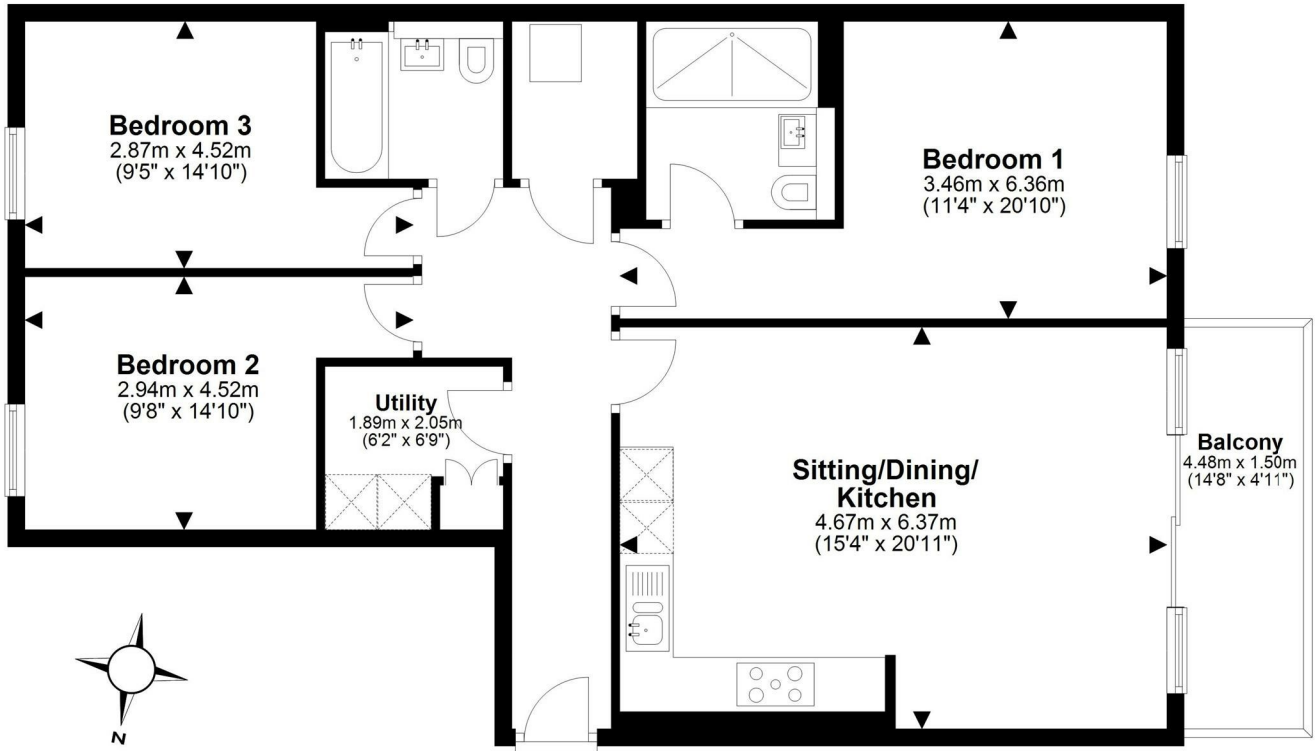
Tucked quietly away in a leafy Cambridge setting, this first-floor apartment forms part of a thoughtfully designed boutique development-crafted with precision and an emphasis on both form and function.

Spanning just over 1,030 sq ft, the apartment offers a carefully balanced layout that blends contemporary finishes with everyday practicality.



First Floor

Approx. 95.8 sq. metres (1031.6 sq. feet)

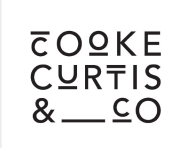


Total area: approx. 95.8 sq. metres (1031.6 sq. feet)

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

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

Council Tax Band **New Build** EPC Rating **A**



40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050

hello@cookecurtis.co.uk
cookecurtis.co.uk