



Crossways House

Anstey Way | Trumpington | Cambridge | CB2 9JZ

£1,395 PCM

COOKE
CURTIS
& CO

Key features

- 49sqm / 527sqft
- 1 bed, 1 bath, 1 recep
- EPC - 74 / C
- Council tax band - C
- Gas central heating
- Allocated parking
- Balcony
- Available June 2026

Description

A second floor, one bedroom apartment, with additional office space located in the heart of Trumpington. Providing exceptional access to the city centre, park and ride and M11 road connections.



Directions

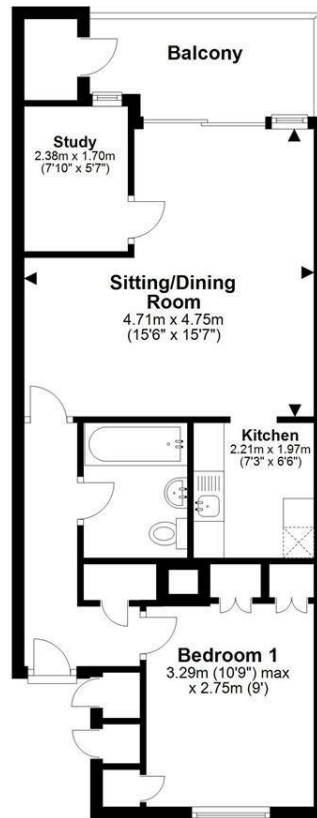
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, 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 two primary schools with a brand new state-of-the-art secondary school that opened in 2016 which has a gym and sporting facilities that are available to the





Floor plans

Ground Floor
Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 48.0 sq. metres (517.0 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 | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (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 C EPC Rating C



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