



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

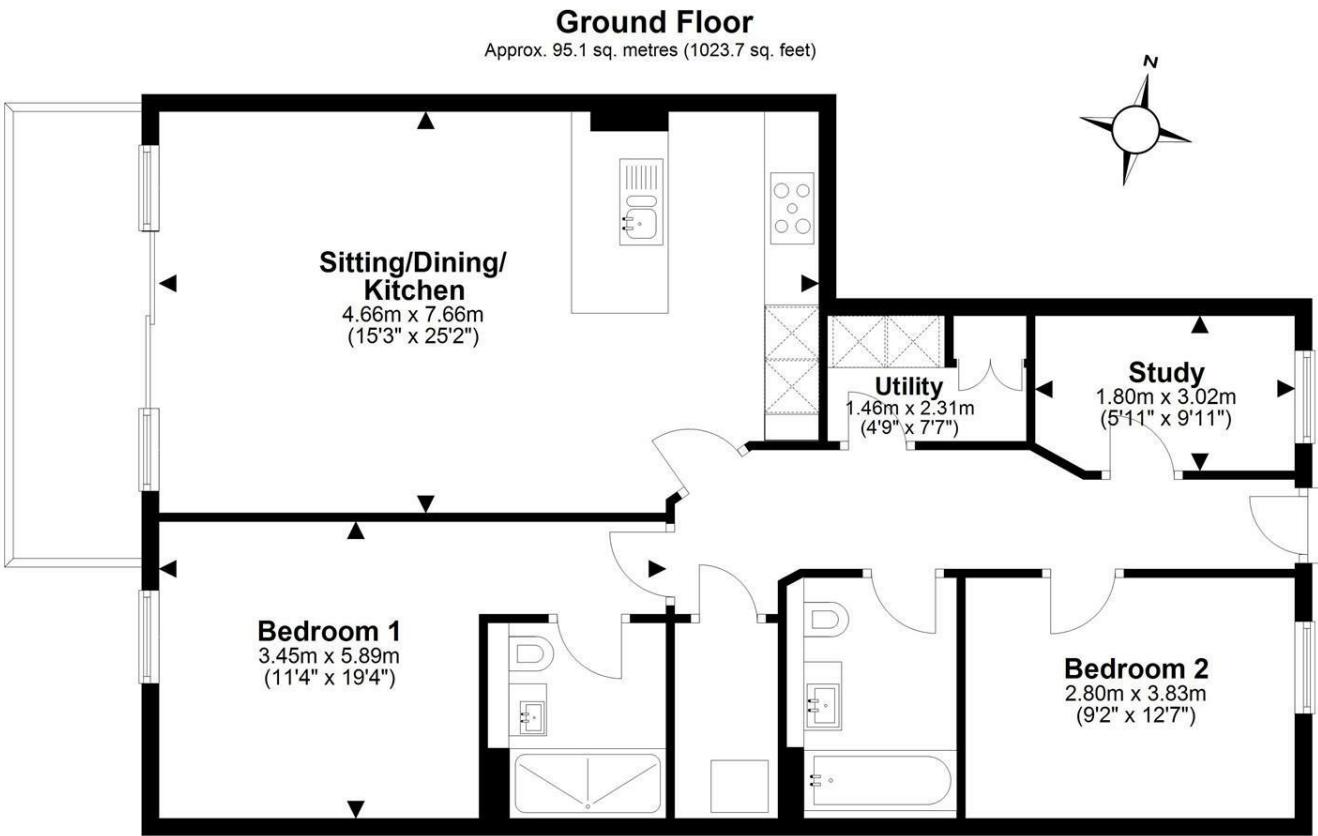
Tucked discreetly back from one of Cambridge's most distinguished roads lies an exclusive collection of just six newly built residences-each crafted with meticulous attention to detail. This ground floor flat has it's won separate entrance and outdoor space.

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

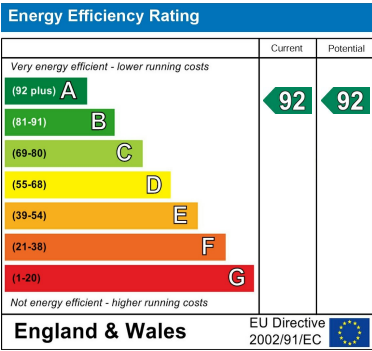






Total area: approx. 95.1 sq. metres (1023.7 sq. feet)

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



Council Tax Band EPC Rating **A**



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