



Hartree Lane | Trumpington | Cambridge | CB2 9EQ

£1,850 PCM

COOKE  
CURTIS  
& CO

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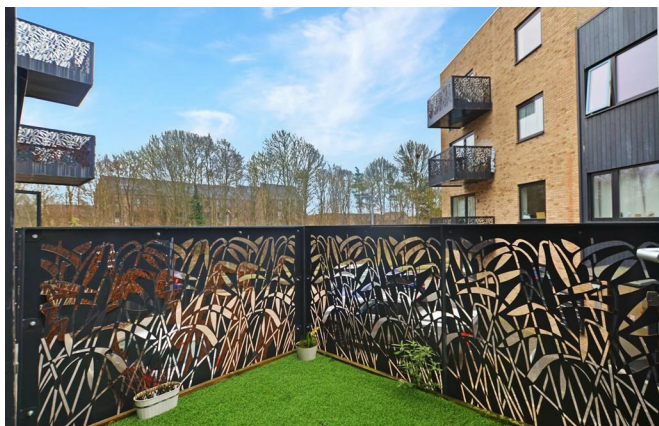
A first floor modern two-bedroom duplex apartment within walking distance to Trumpington High Street, allowing easy access to the city centre and M11 road links. The property is in excellent proximity to Addenbrookes hospital and Trumpington park and ride.

- 80sqm / 861sqft
- EPC - B / 86
- Gas central heating
- Balcony
- 2 bed, 2.5 bath, 1 recep
- Council tax band - C
- Allocated parking
- Available May 2026

A two-bedroom, first floor apartment located in the heart of the popular Aura Development, situated just off Long road. In close proximity to Addenbrooke's Hospital and Trumpington park and ride. The property is accessed via a communal gate leading to a secure courtyard, shared with one other apartment and plenty of space for bikes. External stairs rise to the entrance of the apartment.

Furnishing optional.

There is an open plan kitchen/ living area. The kitchen is contemporary and fitted with a range of wall and base





gloss units. An integrated fridge, freezer and dishwasher are supplied as well as electric hob, oven / microwave and washing machine. There are floor-to-ceiling windows leading to the balcony. Sofa bed, tv stand, dining table and chairs included. Also on the first floor is a large WC, which also has additional built in storage.

Upstairs, the master bedroom is an excellent size and is laid with carpet. Bed and bedside table included. The ensuite attached comprises of WC, basin and shower and chrome towel rail. Next door is the second bedroom, which is again a good double size and flooded with natural light. Draws, desk, chair and bedside table included. There is space for a wardrobe.

Leading to the end of the hallway, there is an excellently proportioned family bathroom including a bath with shower overhead. There is also a well-proportioned storage cupboard with sliding doors.

Adjacent to the apartment, there is one allocated parking space. Further parking for visitors is available throughout the development.

The property has a communal boiler, which is currently run through a pre-payment meter.

Please note, there is no lift available.

Available 4th May 2026.

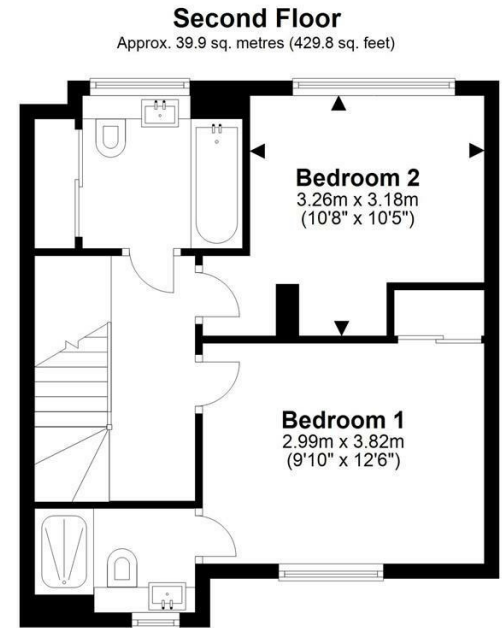
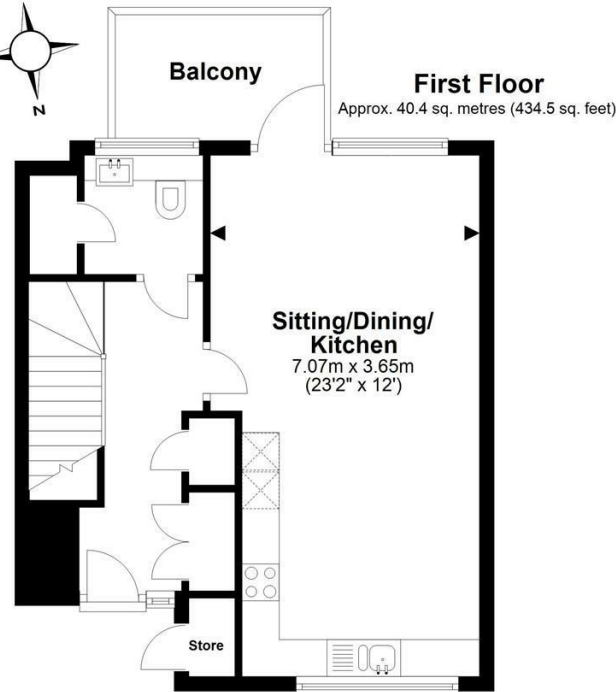
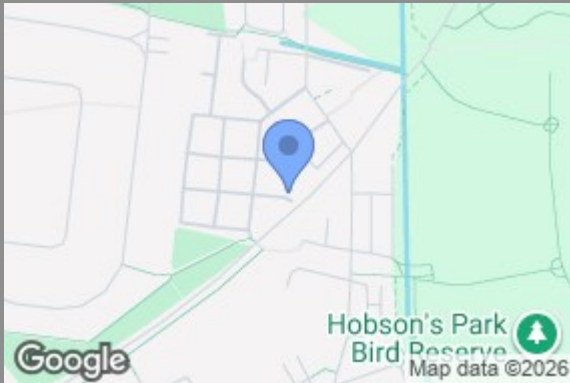
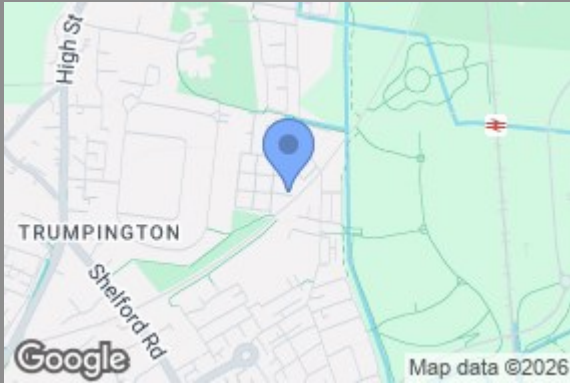
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.



GTC suggest the electricity is currently supplied by: TBC.  
GTC suggests the gas is currently supplied by: TBC.  
Ofcom suggests the maximum broadband speed is:  
1800mps.  
GOV.UK suggests the property has not flooded in the last  
5 years.

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.



Total area: approx. 80.3 sq. metres (864.4 sq. feet)

Drawings are for guidance only [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Council Tax Band C EPC Rating B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 86                      | 86        |
| (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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