

Gilmerton Court | Trumpington | Cambridge | CB2 9HQ

£1,600 PCM

COOKE CURTIS & CO

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Cambridge | CB2 9HQ
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A beautifully renovated three bedroom apartment, conveniently located for access to Addenbrooke's Hospital, the city centre and the M11.

- 90 sqm / 969 sqft
- EPC - D / 56
- Electric heating
- Unfurnished
- 3 bed, 1 recep, 1 bath
- Council tax band - D
- Garage
- Available January 2027

This three bedroom, first floor apartment has been renovated to a high standard throughout and features a refitted, modern kitchen and bathroom. Positioned at the junction of Long Road and Trumpington High Street, the property provides excellent access to Addenbrooke's Hospital, the city centre and the M11.

The entrance hall has two large storage cupboards, with the third bedroom immediately to the left. This room is suited for use as a nursery or study. The bathroom is also to the left and features three piece suite with shower over the bath, wall mounted mirror, vanity unit and heated towel rail, plus underfloor heating. To the right of the entrance hall are two spacious double bedrooms, both with views over the communal gardens.

The kitchen features built in appliances such as oven and hob, fridge freezer, dishwasher and washing machine. The kitchen also has plenty of worktop and cupboard space.

















The apartment also has a large, open plan living / dining room with plenty of space for sofas, dining table and other furniture. The living area has dual aspect windows, allowing plenty of natural light into the property.

Communal gardens and garage are also included.

Available January 2027 on an unfurnished basis.

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.

Uk power networks suggest the electricity is currently supplied by: British Gas.
Ofcom suggests the maximum broadband speed is: 1800 mbps
Gov.uk suggests the property has a very low flood risk.

Gilmerton Court stands at the corner of Long Road and Trumpington Road within half a mile of Trumpington's excellent facilities and with easy access into the City, Addenbrooke's and all major road links.

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 or one of a few purpose-built cycle routes.

The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. Another new railway station, Cambridge South has been proposed and is expected to be nearby the Biomedical Campus.

The area has three primary schools and a 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.

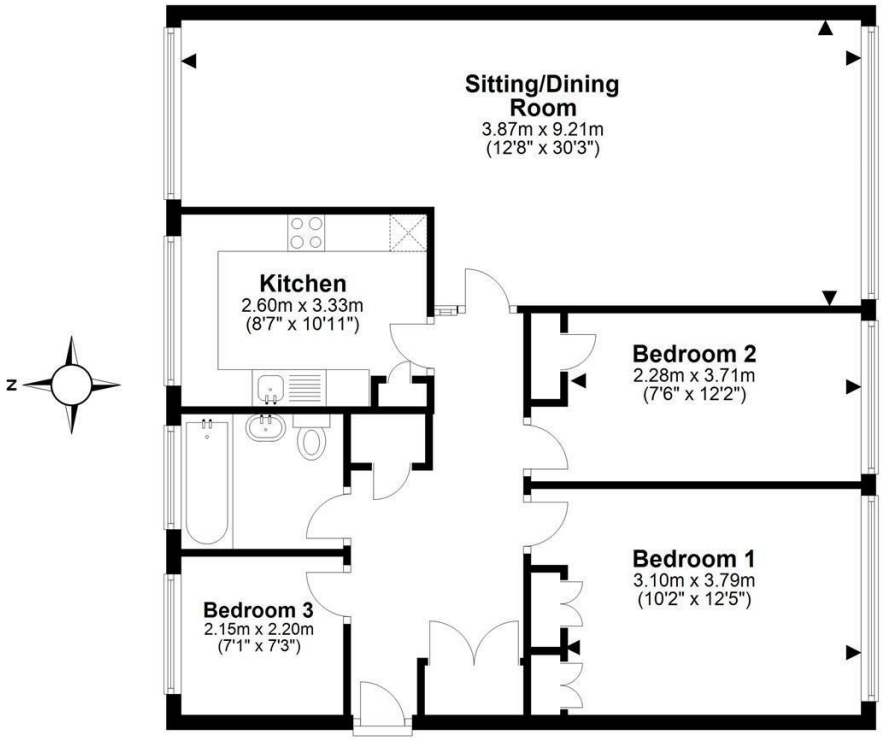






First Floor

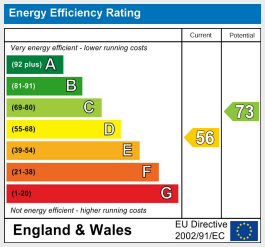
Approx. 86.9 sq. metres (935.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

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

Council Tax Band **D** EPC Rating **D**



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