



Cherry Hinton Road | | Cambridge | CB1 7DA

£1,200 Per Month

COOKE
CURTIS
& CO

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£1,200 Per Month

A one bedroom first floor apartment forming part of this Victorian conversion. It is well placed within this popular south city area of Cambridge with excellent access to the city, Addenbrooke's hospital and railway station.

- 36sqm / 386sqft
- EPC - C / 75
- Gas central heating
- Unfurnished
- 1 bed, 1 bath, 1 recep
- Council tax band - B
- On street parking
- Available October 2026

This well-presented one-bedroom flat is accessed via a communal entrance from Coniston Road and offers bright, well-proportioned accommodation throughout.

The property comprises an entrance hall, a good-sized double bedroom and a bathroom fitted with a full three-piece suite, including wash basin, WC and bath with shower over.

The spacious open-plan living and dining area benefits from dual-aspect windows to the side and rear, allowing plenty of natural light into the room.





The living space leads around to the fitted kitchen, which comes equipped with a freestanding cooker, fridge/freezer and washing machine.

Further benefits include double glazing, gas central heating and on-street parking. The property would make a lovely home for a single professional or couple.

Available Now. Video tour available.

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.

Coleridge Park is just moments away with a range of sports facilities, children's play area and splash pool.

Mill Road with its independent shops, delis and restaurants is a minute or two cycle ride away. Cambridge Train Station is around five minutes and the Addenbrooke's Campus less than 10 minutes on a bike.

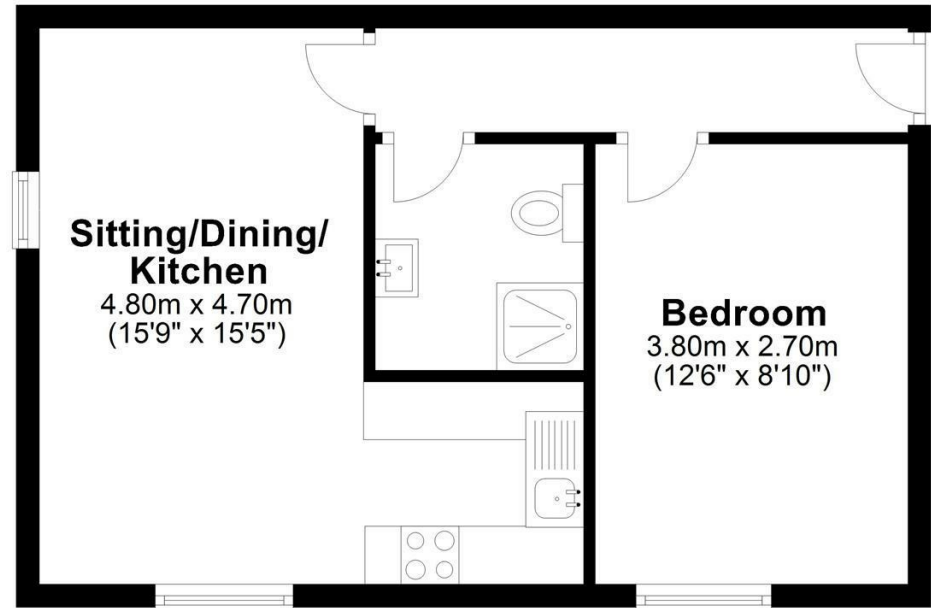
The Cambridge Leisure Complex, which provides restaurants, a gym, a cinema and The Junction is less than a 10 minutes walk from the property.

Many of the city's private schools are within easy reach, as are Hills and Long Road Sixth Form colleges.



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 36.0 sq. metres (387.3 sq. feet)

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

Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	76 76
(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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