



10 St Georges Court

Cavendish Avenue | | Cambridge | CB1 7UP

£1,850 PCM

COOKE
CURTIS
& CO

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A two bedroom apartment, with furnishings included and allocated parking, conveniently located near to Hills Road. Within walking distance to the city centre, train station and Addenbrooke's Hospital.

- 64sqm / 688sqft
- Council tax band - E
- Electric heating
- Balcony
- 2 bed, 1 bath, 1 recep
- EPC - C / 77
- Two allocated parking spaces
- Available June 2026

Nestled within a tranquil, private enclave, this two-bedroom apartment offers the perfect blend of contemporary living and prime location near Addenbrooke's Hospital, Hills Road Sixth Form College, and The Perse School.

Tucked away off Cavendish Road, St George's Court provides a quiet retreat from the hustle and bustle of Hills Road. The development features picturesque communal gardens, complete with dedicated parking. The building ensures security and convenience with a communal entrance, intercom system, rubbish chute, bike storage, and additional off-street resident parking.

Upon entering the apartment, you're greeted by a spacious hallway, perfect for storing coats and shoes. The expansive living room is designed for entertaining, with French doors that open onto a balcony overlooking the beautifully landscaped communal gardens. The space is furnished with





a table, chairs, and a sofa.

Adjacent to the living room is the versatile second bedroom, which can double as an office or dining area. Chair included. Further along the hallway, the well-appointed kitchen offers ample storage with an array of wall and base units, complemented by neutral countertops. Tenants will appreciate the modern induction hob with extractor fan, electric oven, large fridge freezer and dishwasher.

The principal bedroom is generously sized, featuring French doors that lead to the balcony. It offers abundant storage with bookshelves along one wall and wardrobes on the opposite side, providing a perfect blend of functionality and style. Bed frame and mattress included.

The main bathroom is brand new and is fitted with a three-piece suite, including a bath with a shower overhead, WC, and hand basin. It also features a mirrored wall and a sleek chrome towel rail.

Outside, the communal gardens provide a peaceful outdoor space. One allocated parking space is conveniently located in front of the building, ensuring easy access.

Available 1 June 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.

Uk power networks suggest the electricity is currently supplied by: Ovo energy.

Ofcom suggests the maximum broadband speed is: 80mbps.

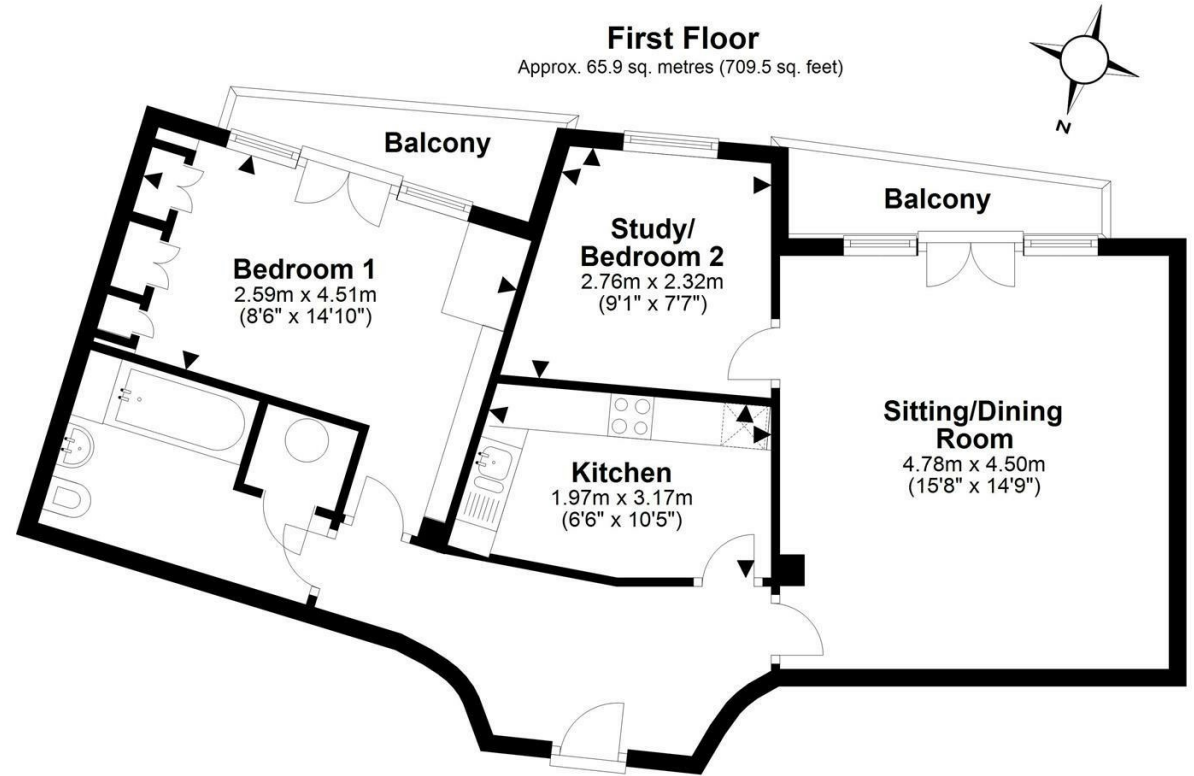
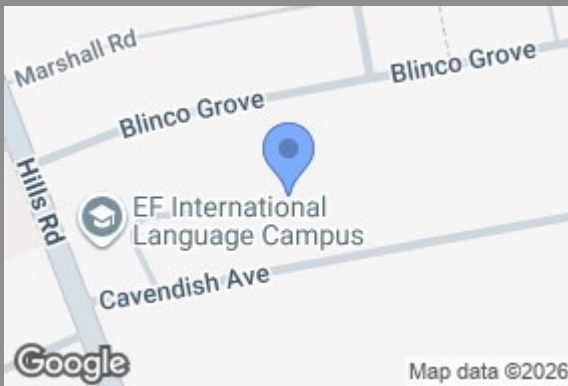
Gov.uk suggests the property has not flooded, in the last 5 years.

No pets permitted, due to leasehold restriction.

There is no lift available.

Cavendish Avenue is located off Hills Road and is just a five-minute cycle to the station and a twelve minute cycle to the city centre.

There is easy access to the Addenbrooke's site and many of the private schools and university colleges can be easily reached by foot or bike. The Botanical gardens, which are a peaceful, green space to enjoy a break from the hustle and bustle of town is a ten minute cycle.



Total area: approx. 65.9 sq. metres (709.5 sq. feet)

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

Council Tax Band **E** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(81-111) B	
(55-80) C	77
(35-54) D	
(19-34) E	
(1-18) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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