



Addenbrookes Road | | Trumpington | CB2 9AS

£1,750 PCM

COOKE  
CURTIS  
& CO

## Key features

- 66 sqm / 712 sq ft
- 2 bed, 1 recep, 1 bath
- EPC - B / 85
- Council tax band - C
- Gas central heating
- Allocated parking
- West facing balcony
- Available March 2026

## Description

A second floor apartment with a west facing balcony and lots of light, well positioned away from significant passing traffic and close to Addenbrooke's Hospital.



## Directions

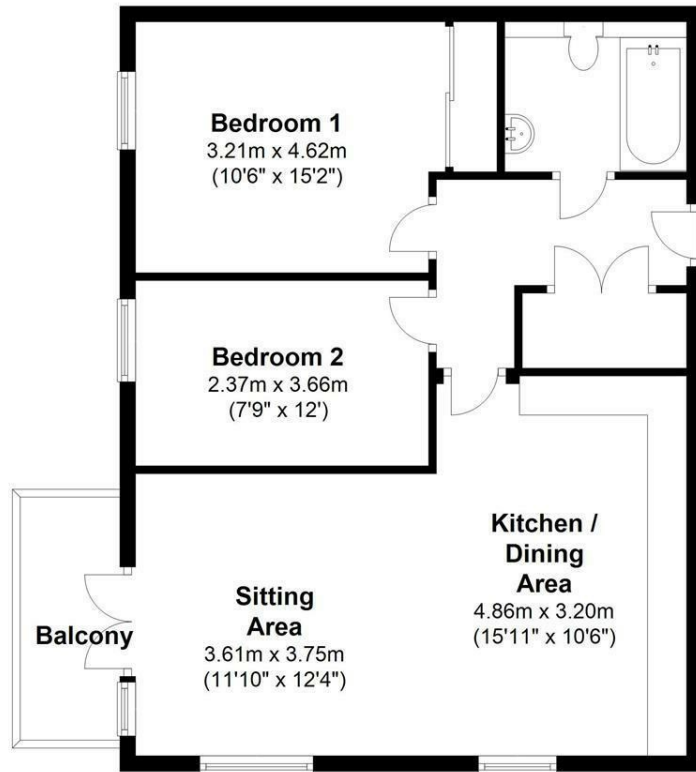
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, 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 two primary schools with a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. A number of Private schools are within





### Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)

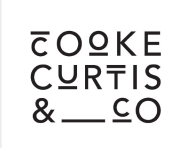


Total area: approx. 66.2 sq. metres (712.8 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating C



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