



Leah Manning Close | | Cambridge | CB1 3FR

£2,750 PCM

COOKE
CURTIS
& CO

Key features

- 135 sqm / 1454 sqft
- 4 bed 2.5 bath 2 recep
- EPC - B / 85
- Council tax band - F
- Underfloor and Gas heating
- EV charging point
- Unfurnished
- Available November 2026

Description

This modern four bedroom family home is set in the Timberwoks development just off Cromwell Road. Offering superb access to the city centre, Newmarket Road, Mill Road and the train station.

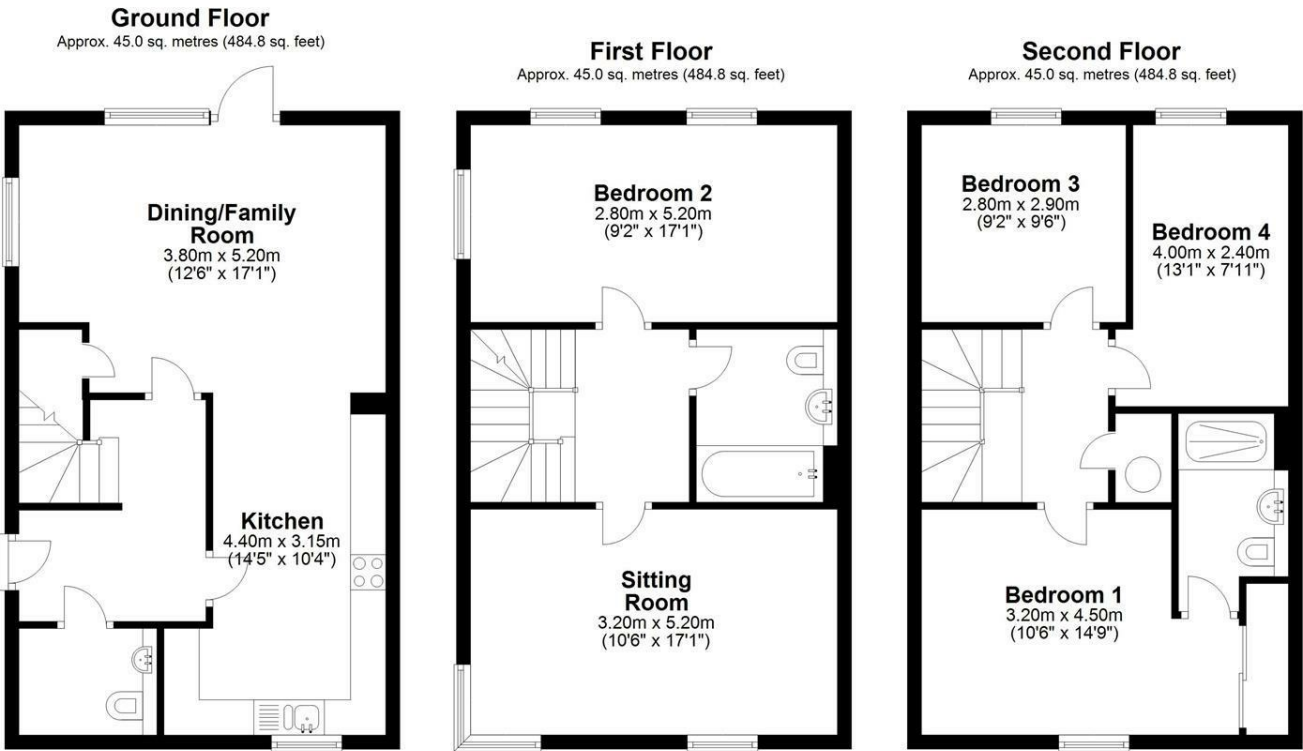
Directions

Timberworks is a brand new development located off Cromwell road. they are perfectly positioned to enjoy the best parts of the city and you will be well placed for convenience. A walk to the vibrant city centre takes just twenty minutes or six minutes to cycle. If you're heading out of the centre, Cambridge railway station is close by. Meanwhile, you will have green space on your doorstep with the 0.72 hectare central park sat at the heart of the development. designed to create a welcoming sociable environment, where residents can pause, meet and form friendships. It will have its own sense of community, united through its



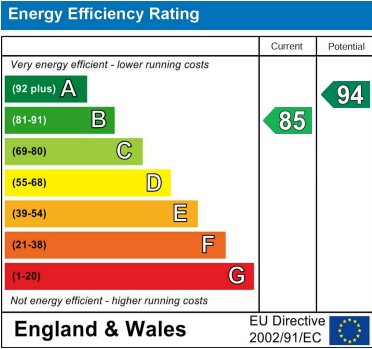


Floor plans



Total area: approx. 135.1 sq. metres (1454.4 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.



Council Tax Band F EPC Rating B



40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050

Lettings@cookecurtis.co.uk
cookecurtis.co.uk