



Cherry Hinton Road | | Cambridge | CB1 7DA

£1,200 Per Month

COOKE  
CURTIS  
& CO

## Key features

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

## Description

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.

## Directions

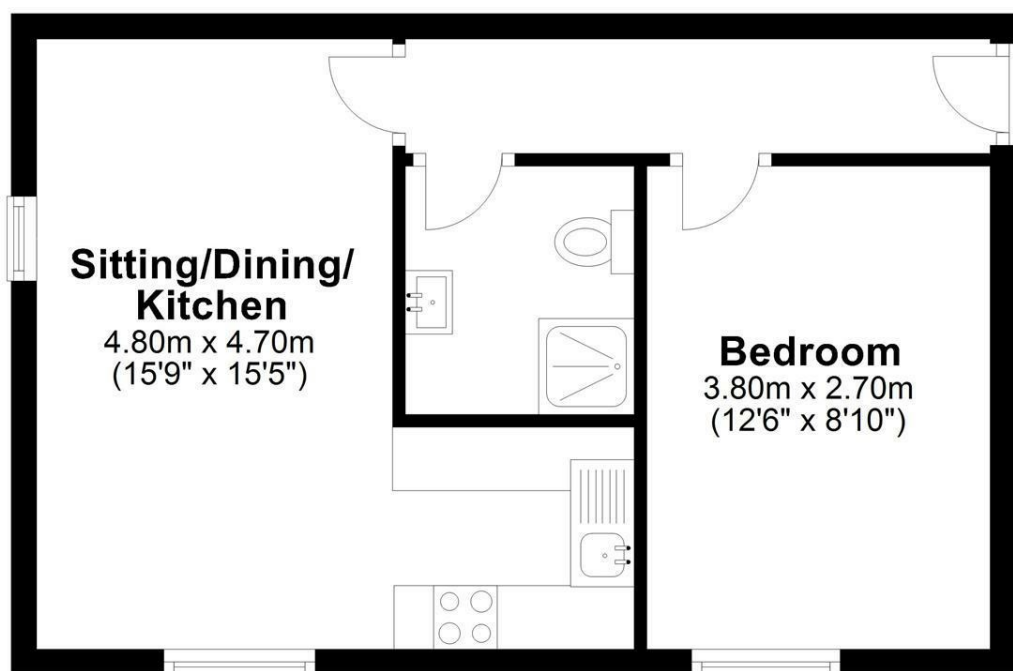
Cherry Hinton Road is an established residential area that links the main thoroughfares of Hills Road and Perne Road. There are local shops on Cherry Hinton Road including doctors and dentist surgeries, restaurants, pubs and takeaways. Coleridge Park is just moments away with a range of sports facilities, 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





## 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](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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

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