



Dakins House | Beech Drive | Trumpington | CB2 9PQ

£1,500 Per Month

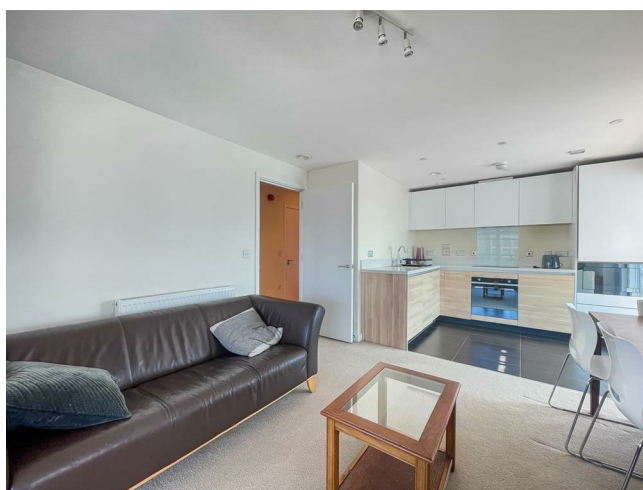
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## Key features

- 43sqm / 525sqft
- 1 bed, 1 bath, 1 recep
- Council tax band - B
- EPC - C / 79
- Gas central heating
- Allocated parking
- First floor apartment
- Available July 2026

## Description

A first floor, corner apartment with lift, set in a landmark property at the southern entrance to the city, with parking and lovely southerly views. Providing great access to both the city centre, park and ride, Addenbrookes Hospital and other major road connections.



## 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 opening in 2016 which will also bring excellent sporting facilities. A number of Private






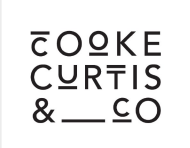
# Floor plans



Approx. gross internal floor area 49 sqm (525 sqft)

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>	79	79
(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 **B** EPC Rating **C**



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