



Mandrill Close | | Cambridge | CB1 9TN

£1,475 Per Month

COOKE  
CURTIS  
& CO

## Key features

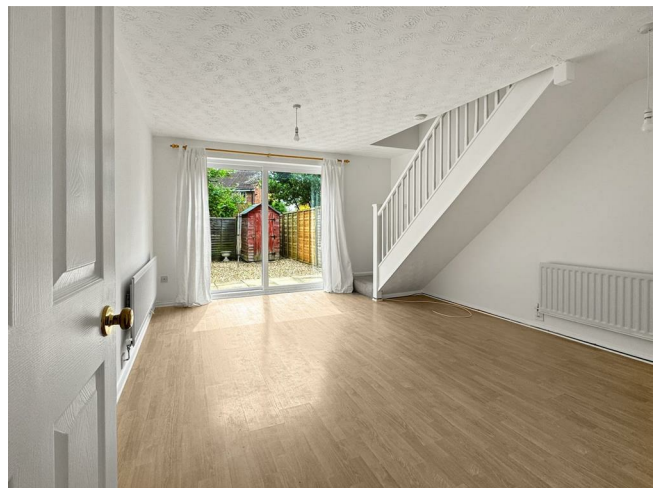
- 66 sqm / 710 sqft
- 2 bed, 1 bath, 1 recep
- Council tax band - C
- EPC - C / 70
- Gas central heating
- Allocated parking
- Enclosed garden
- Available June 2026

## Description

A nicely presented two bedroom property, with two allocated parking spaces. Located in the sought after area of Cherry Hinton, in close proximity to local amenities, Addenbrookes Hospital and the city centre, via road or bike.

## Directions

Cherry Hinton is a thriving, sought-after suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools which feed into Netherhall Secondary School. The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day to day



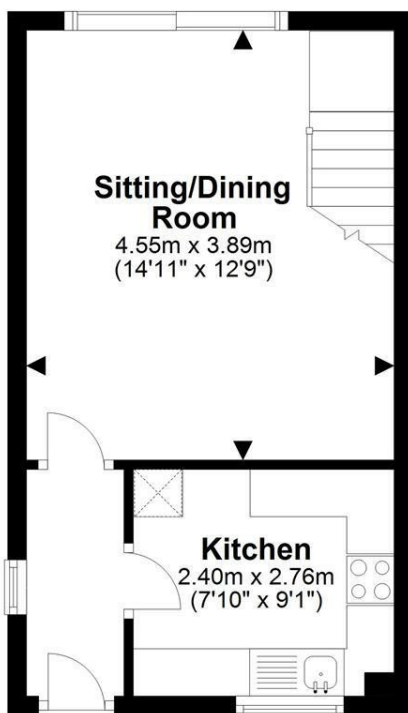


# Floor plans



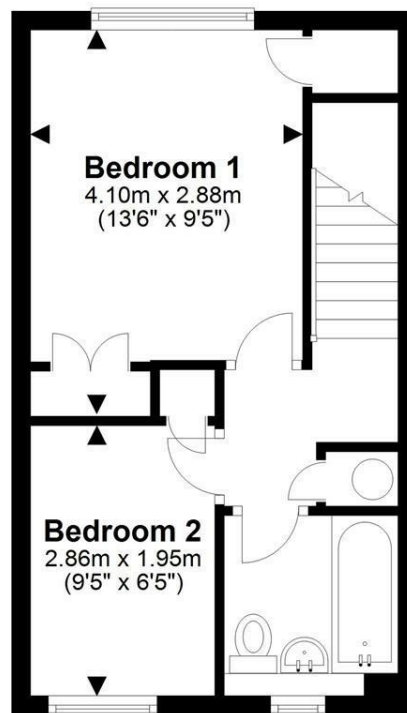
## Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)

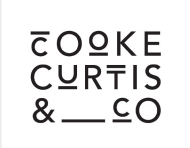


Total area: approx. 55.0 sq. metres (592.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
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>			<b>86</b>
(69-80) <b>C</b>		<b>70</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating C



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