



Addenbrookes Road | Trumpington | Cambridge | CB2 9AS

£1,800 PCM

COOKE
CURTIS
& CO

Key features

- 66 sqm / 712 sqft
- 2 bed, 1 recep, 1 bath
- EPC - B / 81
- Council tax band - C
- Gas central heating
- Allocated parking
- Unfurnished
- Available now

Description

A well-presented ground floor apartment featuring a west-facing balcony, ideally situated away from traffic within easy reach of Addenbrooke's Hospital.



Directions

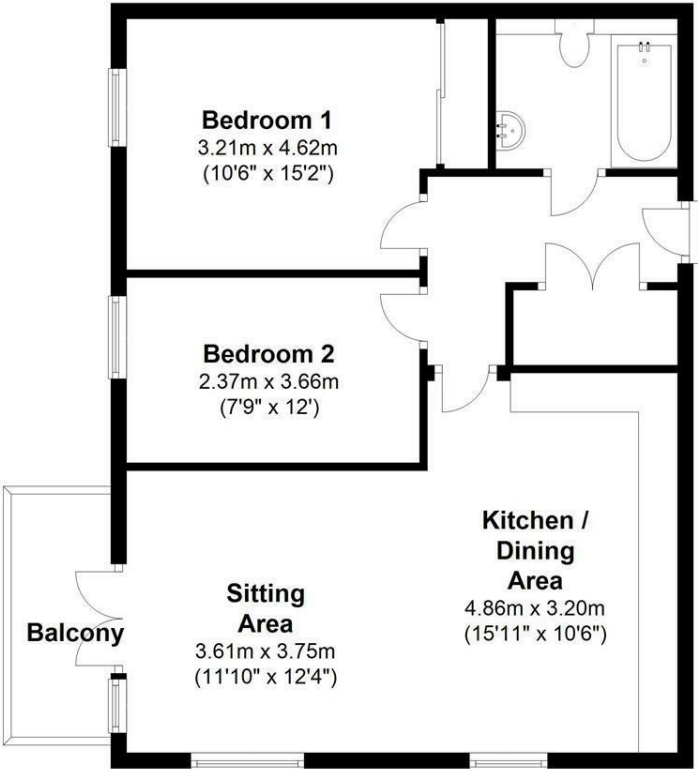
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C EPC Rating



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