



Flat 4

Hills Road | | Cambridge | CB2 8PQ

£3,500 PCM

COOKE
CURTIS
& CO

Key features

- 90 sqm / 971 sqft
- 3 bed, 2 bath, 1 recep
- EPC - A / 92
- Council tax band - TBC
- Air Source Heat Pump
- EV Charging & Allocated space
- Luxury Furnished Apartment
- Available Now

Description

A beautifully crafted, fully furnished luxury apartment on Hills Road, featuring three elegantly styled bedrooms, a private balcony and an exceptional finish throughout. Ready to move into now.

Directions

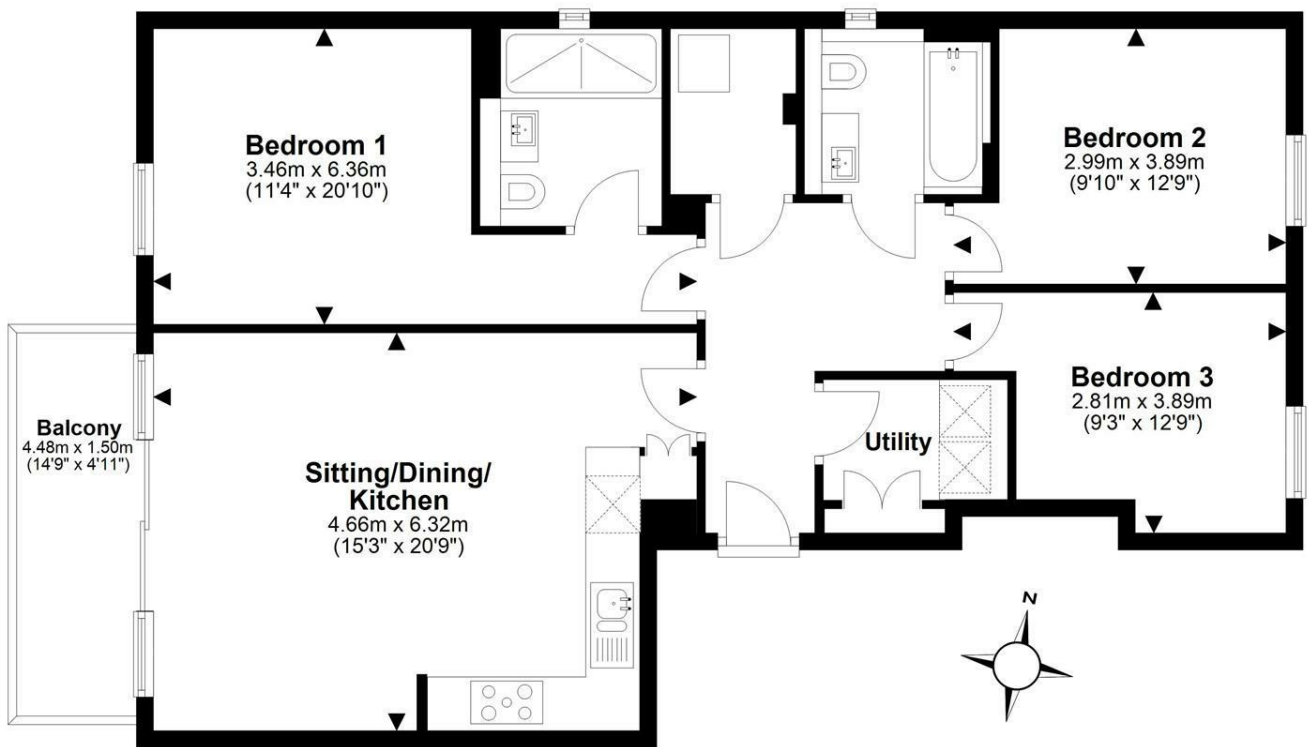
Situated on Hills Road, this property is ideally placed for city life and excellent transport links. Cambridge Station is around an 18-minute walk or a short cycle away, with the historic city centre reached on foot in about 30 minutes. Addenbrooke's Hospital and Biomedical Campus are within easy reach, and many of the city's independent schools and university departments can be accessed quickly by bicycle. The neighbourhood itself is well-served with a wide choice of restaurants, cafés, pubs, and shops. Nearby Clifton Road Leisure Park provides a gym, cinema, and regular chain eateries, alongside The Junction arts





First Floor

Approx. 90.3 sq. metres (971.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 EPC Rating A



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