



Flat 5

Mill Road | | Cambridge | CB1 3NN

£2,000 PCM

COOKE
CURTIS
& CO

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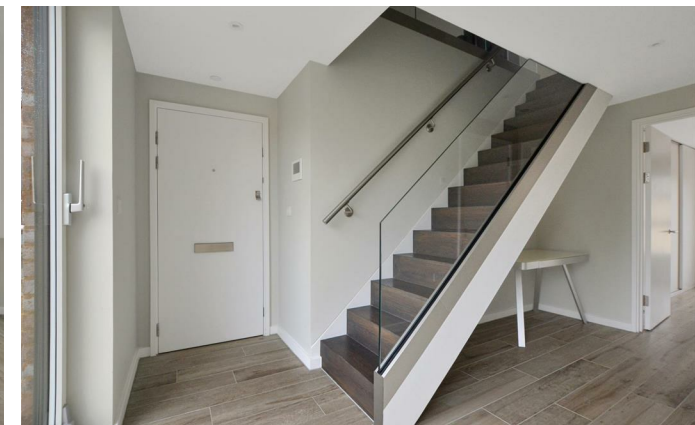
A superb two bedroom unfurnished, duplex apartment, located in the sought after area of Mill Road. Excellently located for access into the City centre and main Cambridge train station.

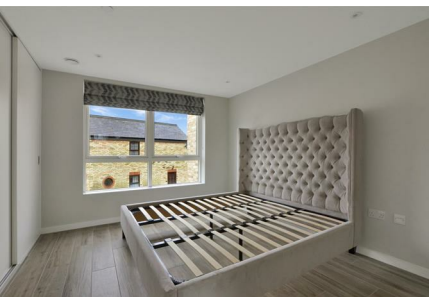
- 75sqm / 807sqft
- EPC - B / 85
- Electric heating
- Unfurnished
- 2 beds, 2 bath, 1 recep
- Council tax band - C
- Off road secure parking
- Available May 2026

This two-bedroom, duplex apartment has secure, private access to the front of the building with an entry system and stairs leading to the first floor. The apartment is offered unfurnished.

The private entrance hall has sliding patio doors to the balcony overlooking the communal gardens to the rear of the building. Stairs rise to the first floor which has an open recess underneath and is currently used as a study area.

At the end of the hallway, is the master bedroom with a range of fitted wardrobe. A shower room is found





adjacent, with a modern three-piece suite; including a walk-in shower.

The second floor leads to an open plan living/dining/kitchen space. The kitchen is fitted to a high specification with a range of units, ample work surfaces and a range of integrated appliances, including fridge freezer, dishwasher and washer/dryer.

Bedroom two is a good size double bedroom and has a Velux window to the rear. There is an en-suite bathroom with a three-piece suite, comprising of WC, basin and bath with shower over.

Outside, there are communal grounds with landscaped gardens, which are enclosed and secure. There is a block paved driveway where there is also cycle and bin storage areas. The property has one allocated parking space.

Available 18 May 2026

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: British Gas.

Ofcom suggests the maximum broadband speed is: 1000mps

Gov.uk suggests the property has not flooded in the last 5 years.

No pets permitted, due to leasehold restriction.

There is no lift available.

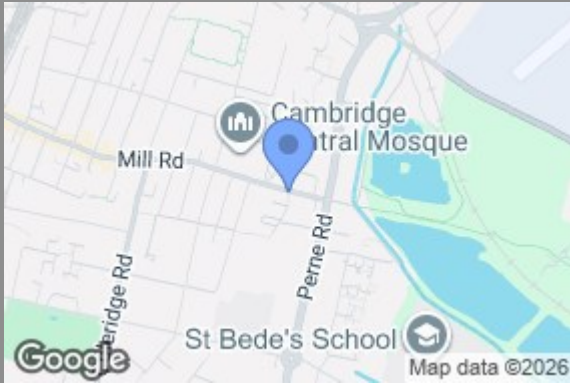
The Mill Road area is one of the most bustling,



cosmopolitan and multi-cultural parts of the city. Its main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars and the surrounding streets have some of the most interesting tucked-away pubs in Cambridge.

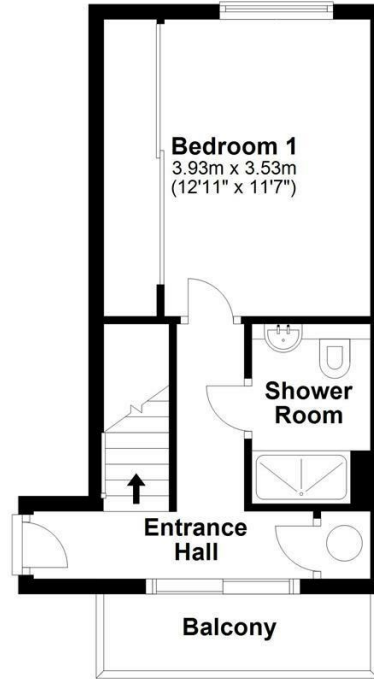
The area is within easy reach of Cambridge's historic centre, major shops and green spaces. Everything you need is just a bike ride or walk away, from schools to supermarkets, gyms to art galleries and the city's main central station is just a few minutes' walk.





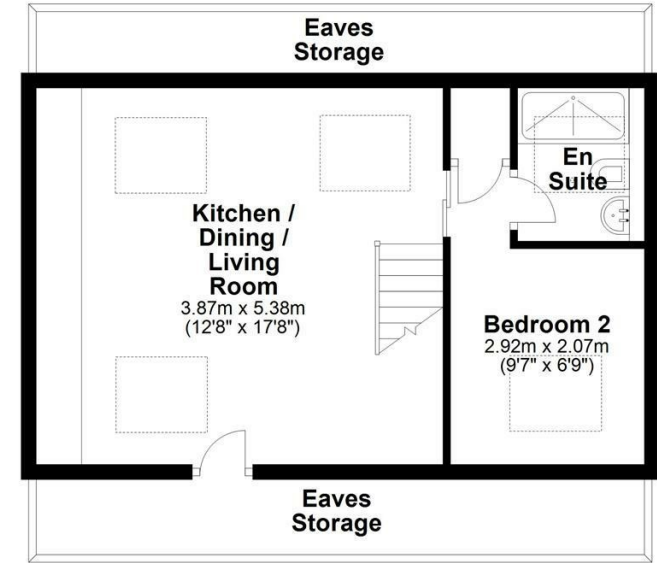
First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Second Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Council Tax Band C EPC Rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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