



Mowbray Road | | Cambridge | CB1 7SR

£1,425 PCM

COOKE
CURTIS
& CO

Mowbray Road |
Cambridge | CB1 7SR
£1,425 PCM

A modern one bedroom ground floor apartment with allocated parking and communal garden. Located a short walk from Addenbrooke's Hospital or just a 10 minute cycle to the train station, the property provides great access links into the City Centre.

- 37sqm / 398sqft
- EPC - C / 79
- Gas central heating
- Private entrance
- 1 bed, 1 bath, 1 recep
- Council tax band - B
- Allocated parking
- Available August 2026

Only a stone's throw from Addenbrookes Hospital and a short cycle distance from the City Centre, this one-bedroom apartment with allocated parking, offers modern open plan accommodation, for a working professional or couple.

There is an open plan, living and kitchen area, furnished with a large display cabinet. The kitchen is stylish with gloss cabinets and marble effect worktop. As well as the integrated double oven and hob, the property includes fridge freezer, washer, separate dryer and integrated slimline dishwasher.





There is a double bedroom, double bed included. The room is furnished with a large, mirrored sliding wardrobe. Off the hall, is the contemporary bathroom, comprising of large rainfall shower, wash basin and toilet.

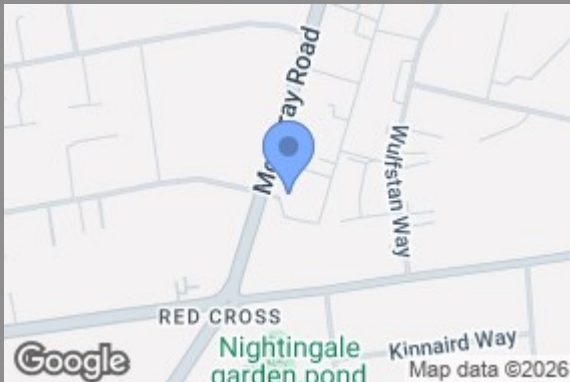
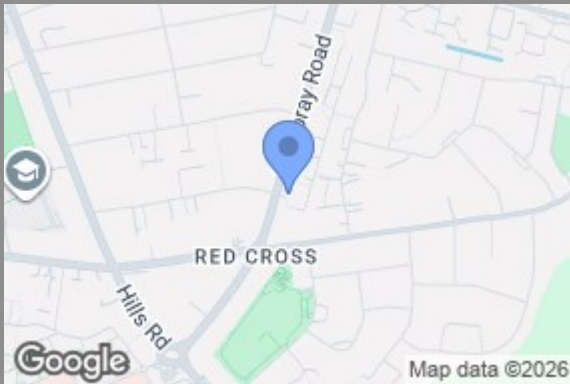
Parking is allocated to the right of the property. There is a communal garden with laid lawn and patio. The property benefits from outside bicycle and bin store.

Available 17 August 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.

Mowbray Road is to the south east of the city, about 2 miles from the centre with easy cycle routes in along Hills Road and excellent public transport. It is less than half a mile from Addenbrooke's Hospital and about 1.5 miles from the railway station.

There is a local supermarket at the northern end of the road and a useful parade of shops and a pub a short walk away on Wulfstan Way. Both primary and secondary schooling is within walking distance.

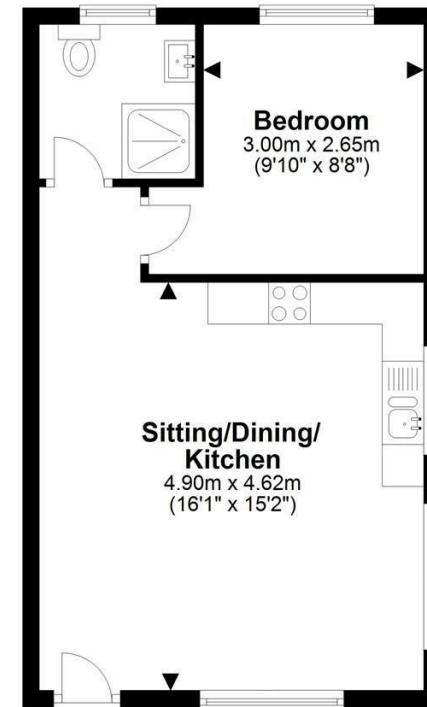


Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	79
(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

Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Bedroom
3.00m x 2.65m
(9'10" x 8'8")

**Sitting/Dining/
Kitchen**
4.90m x 4.62m
(16'1" x 15'2")

Total area: approx. 37.0 sq. metres (397.8 sq. feet)

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

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