



Shelford Road | Trumpington | Cambridge | CB2 9NE

£1,250 PCM

COOKE
CURTIS
& CO

Shelford Road | Trumpington
Cambridge | CB2 9NE
£1,250 PCM

A neat, recently refurbished one bedroom ground floor apartment within walking distance of Addenbrookes and only 3 miles from central Cambridge.

- 42 sqm / 458 sqft
- Council tax - B
- Electric heating
- Ground floor
- 1 bed / 1 bath / 1 recep
- EPC - D
- Allocated parking space
- Available August 2026

Set back from Shelford Road, this property is one of three apartments that have been recently renovated.

There is an open plan living area with the kitchen at one end. The kitchen is supplied with an electric hob, oven, fridge and washing machine. There is an island unit with breakfast bar seating.

The bedroom is a comfortable double and is supplied with a wardrobe.

Just off the hallway is a bathroom with freestanding shower, WC and hand basin.





The property features electric heating, double glazing and one allocated parking space.

Available 15th August 2026 to a professional single occupant or couple. The furniture can be removed if not required.

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: Gas Plus Supply Limited

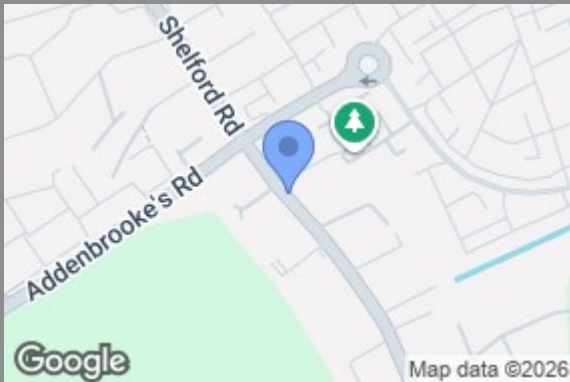
Ofcom suggests the maximum broadband speed is: 1000mbps

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

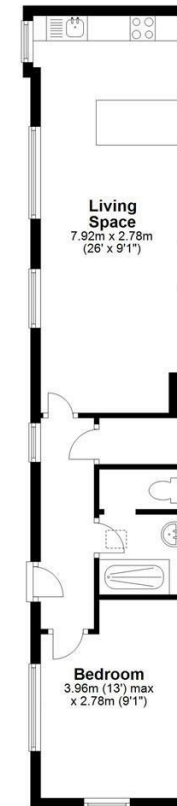
Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built 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 three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym.

There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket, Sainsbury's local and two new country parks.



Ground Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 42.6 sq. metres (458.8 sq. feet)

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

Council Tax Band B EPC Rating D

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(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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