



Flat 5

Hills Road | | Cambridge | CB2 8PQ

£4,750 Per Month

COOKE
CURTIS
& CO

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Tucked discreetly away from one of Cambridge's most distinguished roads lies an exclusive collection of just six newly built residences, each crafted with meticulous attention to detail.

- 161sqm / 1736sqft
- Council tax band - TBC
- Air Source Heat Pump
- Luxury Apartment
- 3 bed, 2 bath, 1 study, 1 recep
- EPC - A / 92
- EV Charging & Allocated space
- Available September 2026

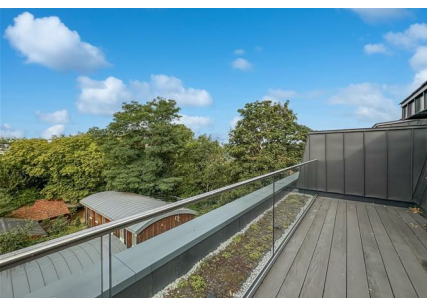
This striking duplex apartment spans over 1,730 sq ft across two floors, offering a rare blend of contemporary design, generous proportions, and timeless sophistication.

On the second floor, three well-proportioned bedrooms and a dedicated study provide flexibility for both family life and home working. The principal suite is a true retreat, complete with a luxurious ensuite bathroom featuring porcelain mixed-format tiles, rainfall shower, and sleek twin vanity. A further family bathroom and discreet utility room add everyday convenience.

The third floor is entirely dedicated to open-plan living. At its heart is a beautifully designed kitchen by Naked Kitchens, finished with quartz worktops and premium Siemens and Fisher & Paykel appliances-including a flush induction hob, recessed sink, integrated oven, microwave, and dishwasher. A central island offers relaxed seating, while sustainably



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sourced herringbone timber flooring and underfloor heating create a warm, inviting feel.

Expansive living and dining areas flow seamlessly to a private balcony, overlooking leafy surroundings and designed for both calm and entertaining.

Additional highlights include private driveway parking with EV charging point, secure cycle storage, and energy-efficient underfloor heating powered by an air source heat pump.

Crafted by renowned local developers Bowson Leeway Homes, this development is set to become a modern Cambridge classic.

Quietly confident. Effortlessly elegant. And unmistakably Cambridge.

Available September 2026, to a professional couple, small family or single occupant.

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 gas and electricity is currently supplied by: TBC

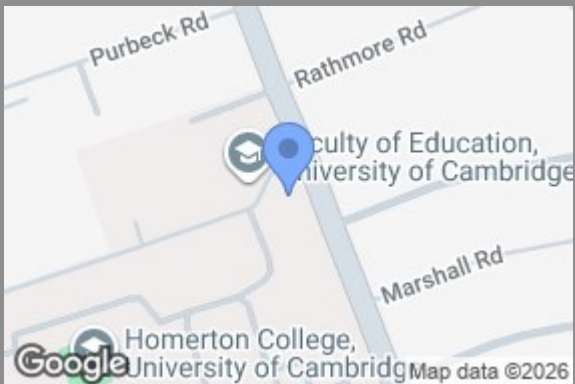
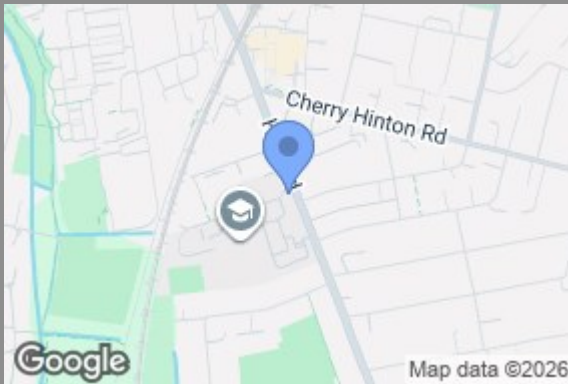
Ofcom suggests the maximum broadband speed is: TBC

Gov.uk suggests the property has a very low flood risk.

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.

Directly opposite lies the Cambridge University Botanic Garden, offering 40 acres of tranquil green space to enjoy away from the bustle of the city.

Education provision is excellent, with the property falling into catchment for several Ofsted-rated 'Outstanding' schools, including St. Albans Primary and Parkside Community College. The highly regarded Hills Road Sixth Form College is also close at hand.



Council Tax Band EPC Rating A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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	

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