



Lawrence Weaver Road | | Cambridge | CB3 0GX

£1,900 PCM

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CURTIS
& CO

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A very well-presented, first floor apartment with two double bedrooms, lots of natural light, allocated parking and a balcony. With convenient access to Castle Hill, Cambridge City Centre, NIAB, Cambridge North Train Station and out to the A14, A428 and M11

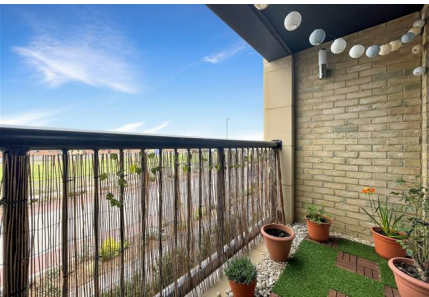
- 68sqm / 733sqft
- Council tax band - D
- Gas central heating
- Balcony
- 2 bed, 2 bath, 1 recep
- EPC - B / 84
- Allocated parking
- Available September 2026

Situated off Huntingdon Road within walking distance of Cavendish laboratory and the University of Cambridge Primary School, this apartment is on the first floor of a modern block, built as part of a development in 2019 with secure fob entry. It has upscaled décor with beautifully designed white wooden shutters on all windows and selective use of wooden panelling. There is an allocated parking space, gas central heating and double glazing throughout.

On arrival there is an entrance hall with a single and double storage cupboard, which leads off to two good sized double bedrooms. The master has a fitted wardrobe with ensuite shower room. The family bathroom is just down the hall and comprises a



Beautifully presented 2 bedroom first floor flat in a convenient location, well placed for access to the A14/M11 and City Centre.



bath with shower over, WC and basin. Both are finished with modern grey tiles and a white suite, with bathroom storage cupboards included.

At the end of the hallway there is an open plan kitchen/ living area. The kitchen is sleek and modern, fitted with a range of white wall and base units and a beautiful stone tile splash back. An integrated fridge freezer and dishwasher are supplied as well as induction hob, oven and washer/dryer. There is an optional water softener and plenty of room for a dining table and sofas, and the large windows let in a lot of natural light, with floor-to-ceiling window leading to the pleasant balcony.

Available unfurnished from September 2026.

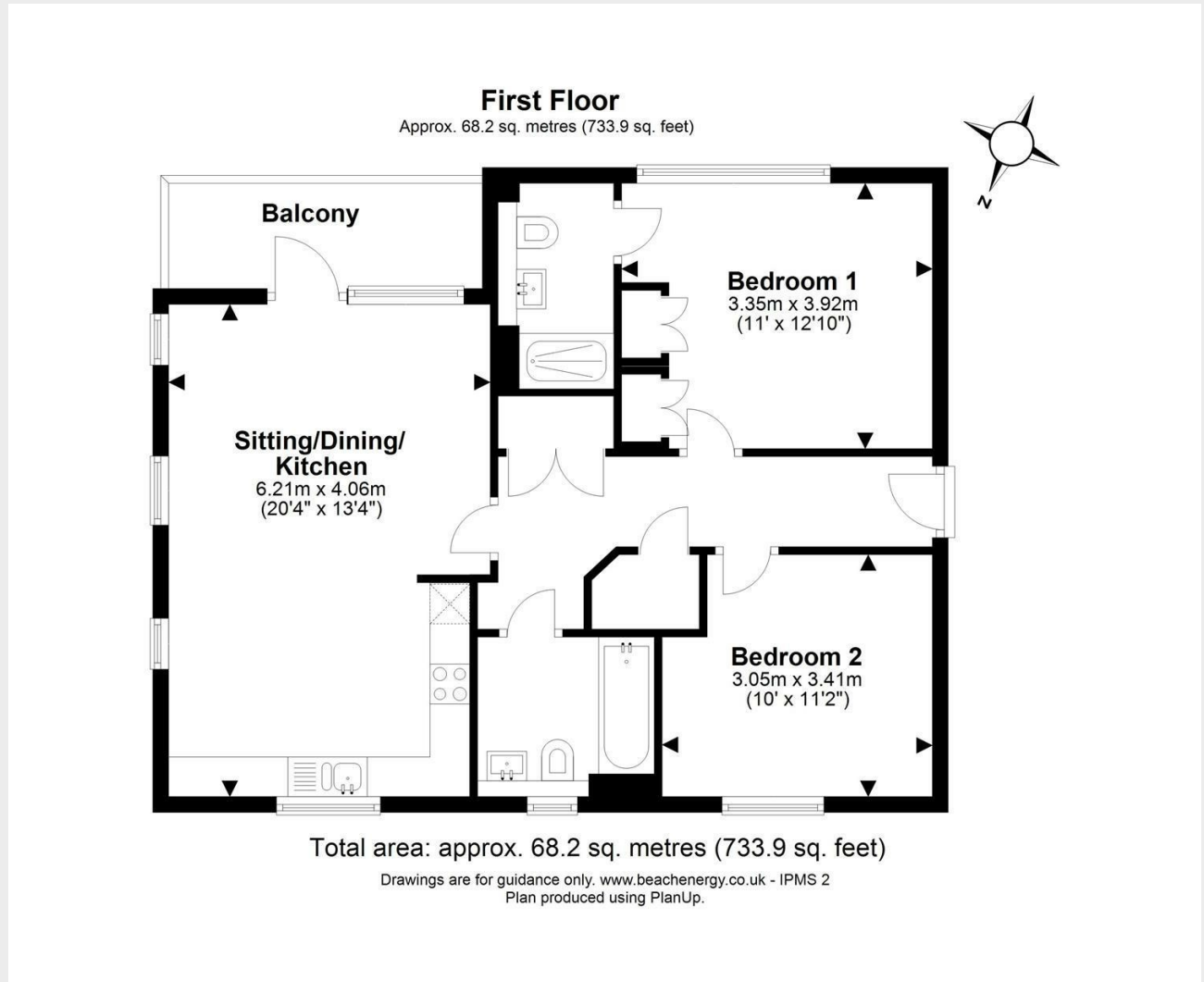
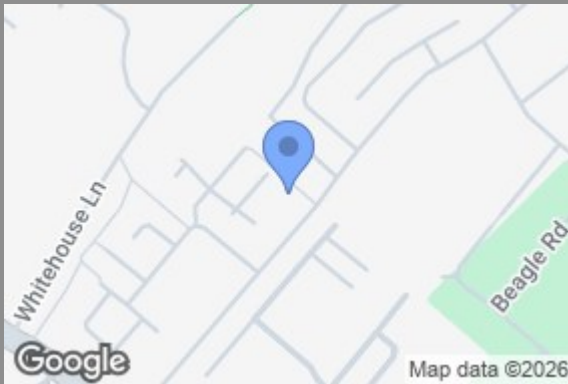
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: Octopus
Find my supplier suggest the gas is currently supplied by: Octopus
Ofcom suggests the maximum broadband speed is: 1000 mbps
Gov.uk suggests the property has a low flood risk.

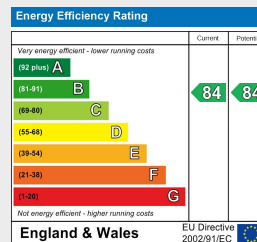
Lawrence Weaver Road is part of a modern development, located just off Huntingdon Road close to the new developments of Darwin Green and Eddington.

Walking distance from Cavendish laboratory and multiple supermarkets including Sainsburys, Aldi, Iceland and Coop. In catchment zone of University of Cambridge primary school with Outstanding Ofsted rating, which can also easily be reached on foot or a short cycle.

Excellent access into the city with regular bus services. It is around a 10 minute cycle ride and 1.5 miles to the city centre, also within walking distance are Fitzwilliam, Churchill and Girton Colleges. It is also very conveniently positioned for easy access to the M11 south and the A14 north and east.



Council Tax Band **D** EPC Rating **B**



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