



Hills Road, Cambridge, CB2 1LA



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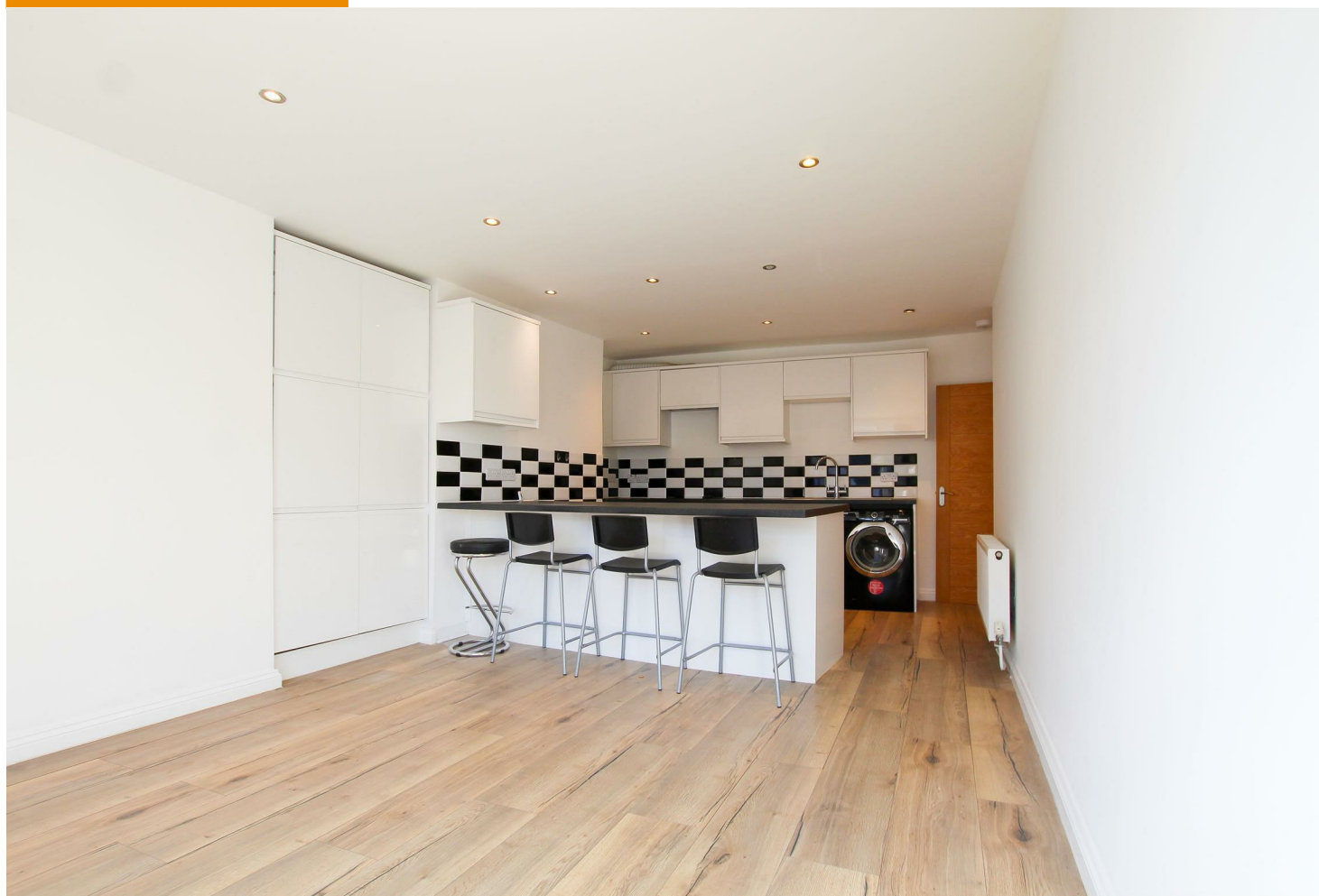
A 2 bedroom apartment in a central location between Cambridge Train Station and the historic City Centre and with easy access to an excellent range of local amenities. The accommodation comprises entrance hall, open plan living room/kitchen, 2 bedrooms, study and bathroom. No parking. Unfurnished. Available from 12/05/2026. EPC: D and Council Tax Band: C.

LOCATION

The property is situated on Hills Road in a central Cambridge location, within the Market ward. Parker's Piece is just a short distance away, and a wide range of local amenities are close at hand. The property also benefits from convenient access to Cambridge train station and the CB1 Business District (approximately 0.4 miles), as well as the central bus station on Drummer Street (approximately 0.6 miles). Distances are approximate.



£1,550 PCM



**ENTRANCE HALL**

stairs rising to:

MID LEVEL LANDING

stairs rising to first floor and door to:

BATHROOM

shower over bath, WC, wash basin with mirror above, cupboard housing boiler and window to rear aspect.

FIRST FLOOR LANDING

stairs rising to the second floor and built in cupboard. The living room and bedroom 2 & 3 are accessed off the first floor landing.

OPEN PLAN LIVING ROOM/KITCHEN

kitchen area with base and wall units, work tops, sink, oven, electric hob with extractor above, integrated fridge

freezer and washing machine. Living area with window to front aspect.

BEDROOM 2

window to rear aspect.

STUDY

window to front aspect.

STAIR/SECOND FLOOR LANDING

door to:

BEDROOM 1

window to front aspect and Velux skylight to rear aspect.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £357

Deposit - £1788

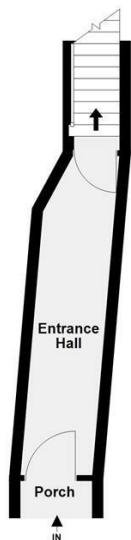




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 8.1 sq. metres (87.1 sq. feet)



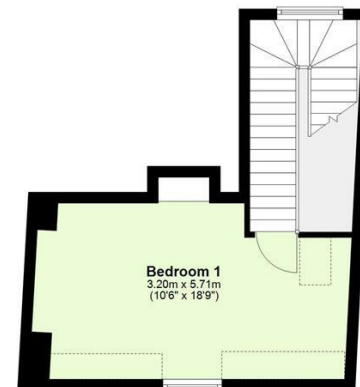
Upper Ground Floor
Approx. 7.8 sq. metres (84.1 sq. feet)



First Floor
Approx. 56.4 sq. metres (606.6 sq. feet)



Second Floor
Approx. 17.5 sq. metres (188.3 sq. feet)



Total area: approx. 89.8 sq. metres (966.1 sq. feet)

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.