



Hills Road, Cambridge, CB2 8RP

**CHEFFINS**

## Hills Road

Cambridge,  
CB2 8RP

A spacious ground floor studio apartment within a modern and select development close to Addenbrooke's. The accommodation finished to an excellent standard comprises open plan studio room with with defined sleeping area and fitted kitchen and shower room and balcony off. Allocated parking space within underground carpark and communal gardens. Available from 07/08/2026 . EPC: B and Council Tax Band: C.

### LOCATION

Located on the corner of Hills Road and Queen Edith's Way within the Queen Edith's ward of Cambridge convenient positioned for access to Addenbrooke's Hospital (0.4 miles). The property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.4 miles) and Cambridge city centre (1.7 miles). A range of local amenities can be found nearby. (distances approximate)

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**£1,450 PCM**





## STUDIO ROOM

'T' shaped

## ENTRANCE HALLWAY

door to shower room, built in cupboard housing washer dryer and hot water cylinder and open to:

## LIVING/KITCHEN AREA

kitchen fitted with base and wall units, work tops, sink and integrated appliances including oven, combination microwave oven, ceramic hob with extractor above, fridge freezer and slimline dishwasher. Open to living area with window to side aspect, 2 windows to front aspect, glazed door to balcony and open to:

## SLEEPING AREA

built in double wardrobe with sliding doors (one door mirrored) and sliding patio doors to:

## BALCONY

composite decking and railings.

## SHOWER ROOM

walk in shower with glass screen, wash basin with vanity unit below, WC, wall mirror and heated towel rail.

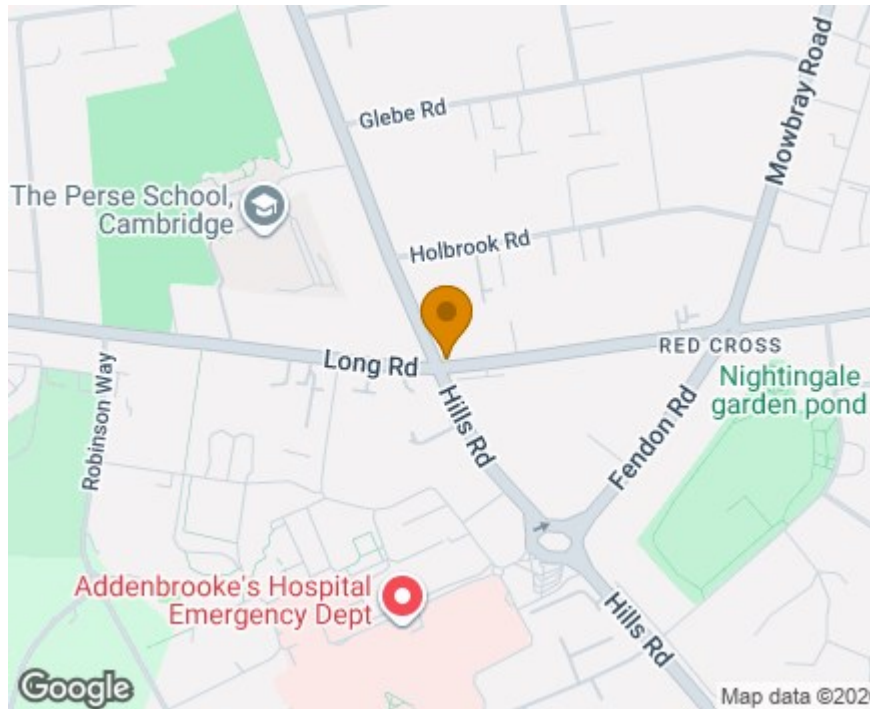
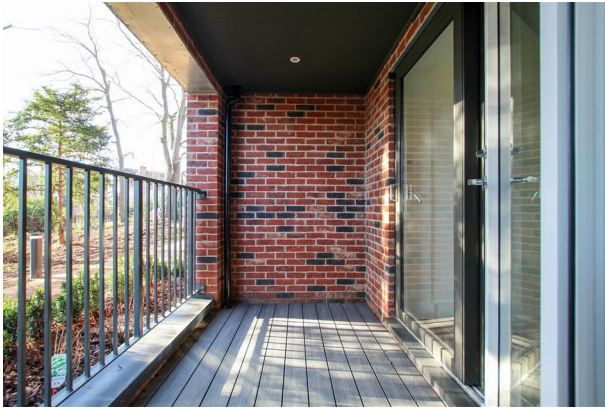
## LETTING AGENT NOTES

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

Holding Deposit - £334

Deposit - £1673





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

## Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 44.6 sq. metres (480.2 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.

