



Hills Road, Cambridge, CB2 1NF

CHEFFINS

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Cambridge,
CB2 1NF

A 2 bedroom top floor flat forming part of a select apartment complex within a prime city centre location. The accommodation comprises entrance hall, living room with 2 shallow balconies, kitchen, 2 double bedrooms and bathroom. Allocated parking, communal garden, secure bike shed and brick built store. We regret no pets or sharers. Unfurnished. Available from 26/02/2026. EPC: C and Council Tax Band: C.

LOCATION

The property is located on Hills Road occupying a position in central Market ward of Cambridge. Parker's Piece is a short distance away and an excellent range of local amenities can be found nearby. The property is convenient for access to Cambridge train station and the CB1 Business District (0.4 miles) and the central bus station at Drummer Street (0.6 miles). (Distances approximate).

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£1,800 PCM



**ENTRANCE HALLWAY**

cupboard housing hot water cylinder, separate storage cupboard, video entrance phone, doors to:

LIVING ROOM

dual aspect with patio doors to rear and side aspects opening to separate shallow balconies and video entrance phone.

KITCHEN

feature corner window, high specification kitchen with base and wall units, granite work top, undermounted sink with mixer tap, gas hob with extractor hood above, integrated appliances including oven, microwave, slimline dishwasher, washing machine and fridge freezer.

**BEDROOM 1**

patio doors to a shallow balcony and fitted wardrobes.

BEDROOM 2

window to the front aspect.

BATHROOM

shower over bath with glass shower screen, low level wc, wash basin, mirrored cabinet, 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.

Term - Minimum 6 month tenancy
Holding Deposit - £415
Deposit - £2076

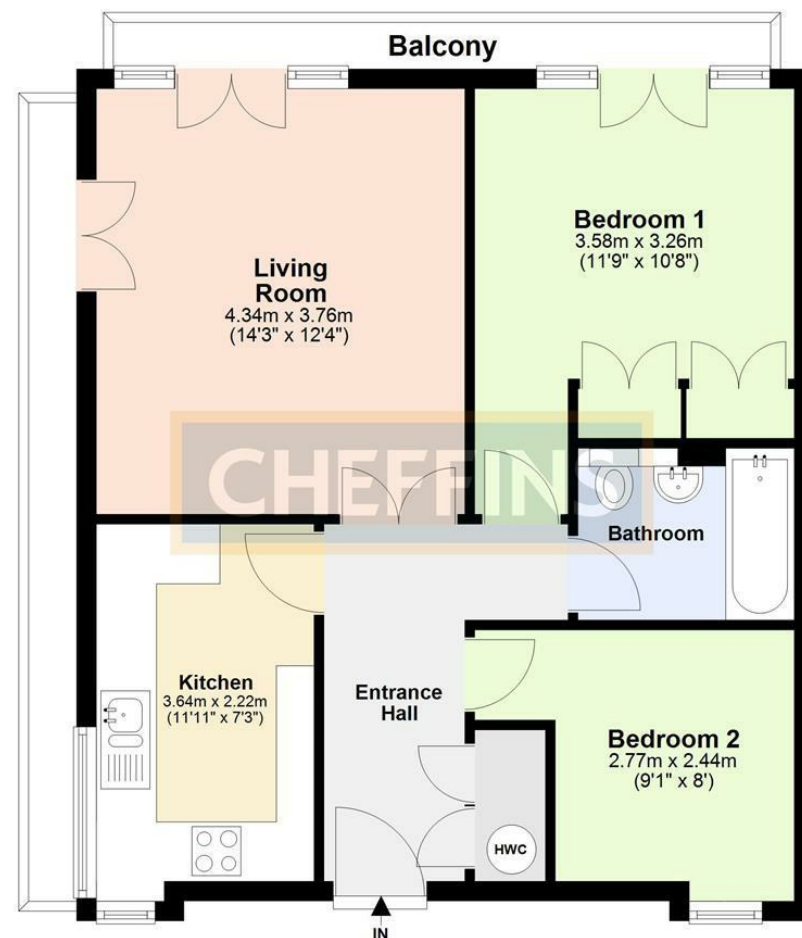




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Second Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Total area: approx. 57.8 sq. metres (622.0 sq. feet)

Floor area excludes the Balconies.
Plan produced using PlanUp.

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.



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