



Cherry Hinton Road

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A first floor, smartly presented two bedroom flat in an excellent location for easy access to the city centre, Addenbrookes and Cambridge train station with sunny roof terrace. Available only on a 6 month tenancy.

£1,500 pcm

Cherry Hinton Road,  
Cambridge, CB1 7AA



This flat is available only on a 6-month tenancy that will then transition to periodic thereafter. Planning permission has been obtained to redevelop the site, and possession of the flat will be required once works have been confirmed. This just means we cannot confirm any length of occupation beyond 6 months.

Located close to the Hills Road junction with Cherry Hinton Road, above a retail unit, this two-bedroom apartment is ideal for those working or studying in the city.

Just a stone's throw from the Cambridge Leisure complex, there is a cinema, bowling alley, gym, convenience stores, and a variety of restaurants and public houses in the vicinity.



The apartment itself is accessed on the first floor from a sunny decked terrace. Recently updated, there is an entrance hall with wood-effect flooring, a modern bathroom with a separate WC, a spacious lounge, and an attractive kitchen on the first floor. The kitchen is finished to a modern standard and includes a fridge freezer, washing machine, dishwasher and integrated electric oven, hob, and extractor fan.

On the second floor, there is a good-sized double room and a large double room, along with a shower room and WC. The apartment is double glazed and has gas central heating.

The property is available from the end of April. A video tour is available.





78 sqm / 840 sqft

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2 bed, 1 recep, 2 bath

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Council tax - C

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EPC - C / 71

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Gas central heating

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On road parking

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6 month tenancy

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Available April 2024

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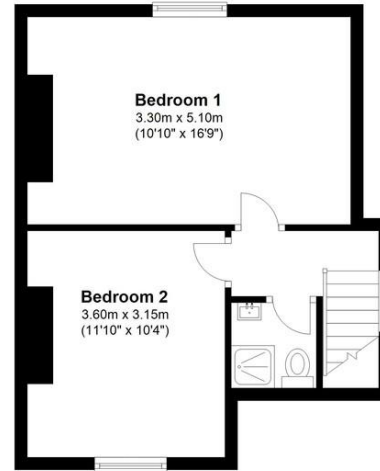
## First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)

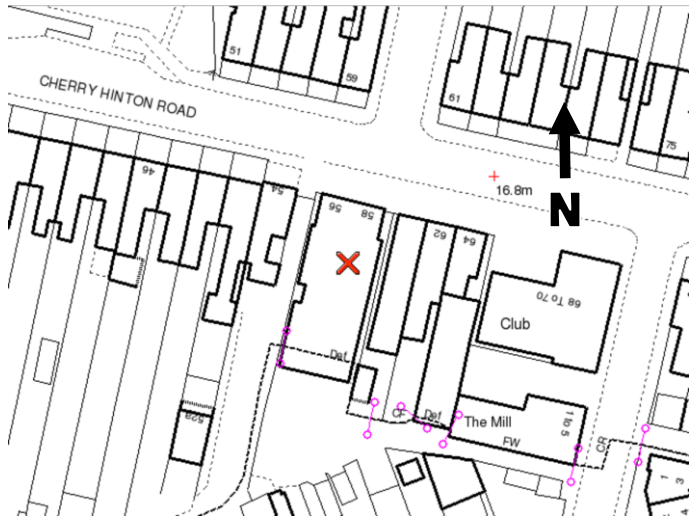


## Second Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)



Cherry Hinton Road takes you from the city all the way to the village of Cherry Hinton. The road itself has an excellent range of facilities, including nearby doctors' and dentists' surgeries, restaurants, and takeaways. Mill Road, one of the country's top 50 suburbs, and its cosmopolitan shops, delis, and restaurants are a 4-minute bike ride away, while Addenbrooke's Hospital and Cambridge Train Station are 5 and 4 minutes away, respectively.

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