



Falkner Road, Sawston

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An exceptionally spacious and beautifully presented, second floor flat. The property is well maintained throughout and is within cycling distance of Addenbrooke's Hospital.

£1,150 pcm

Falkner Road, Cambridge,
CB22 3JP



This beautifully presented, second floor flat enjoys plenty of natural light and is located in a fantastic position for both the array of local amenities within Sawston itself as well as easy access to commuter links out to Cambridge, Addenbrookes, Granta Park, M11 and Babraham Science Park.

There is a small entrance hall with a secure entry system and a door out to the balcony. The kitchen is fitted with a range of modern floor and wall mounted cabinets and there are two built in cupboards, one of which houses a water softener. Appliances include oven and hob, fridge, freezer and washing machine. The adjacent living room is extremely spacious and has plenty of room for both sitting and dining.



The inner hallway has one built-in cupboard and opens to two double bedrooms, both of which benefit from built in cupboards. There is also a modern family bathroom.

Outside, there is a secure, brick built store ideal for bicycles and alike. There is also a communal garden and drying area. Off road parking is provided adjacent to the building, which is available on a first come first served basis.

Available 29th May 2024. Video tour available.





69 sqm / 743 sqft

2 bed, 1 bath, 1 recep

Council tax band – B

EPC - C / 77

Gas central heating

Off road parking

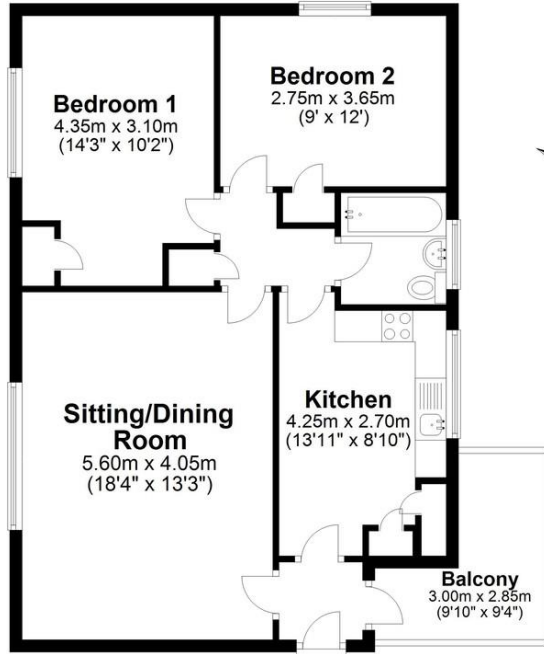
Balcony

Available May 2024



Second Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



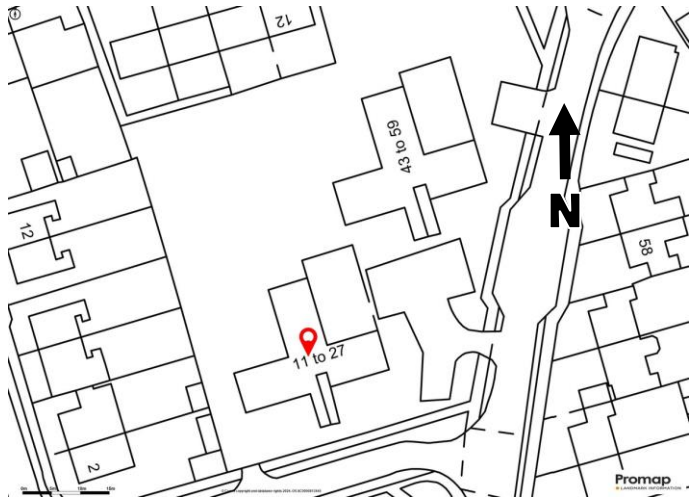
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles). There is a regular bus service to the city and Addenbrooke's as well as a good cycle route to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles). The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public. There is very little need to leave the village for day-to-day living.

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