



70 Winstanley Court Cromwell Road, Cambridge, CB1 3UR
£1,750 Per month

 3  2  1  D



Approx. gross internal floor area 84 sqm (900 sqft)

- Spacious duplex apartment
- Access links to Addenbrookes
- Residents parking

The apartment sits on the third and fourth floors of the building, and enjoys a convenient position just off Cromwell Road in the heart of CB1.

High ceilings, an abundance of natural light and a spacious living room sit alongside an updated kitchen. The bedrooms and bathrooms are arranged over both floors, the bathroom and beds 2/3 being adjacent to the main entrance. The principal room is on the fourth floor, just off from the mezzanine and has an en suite shower room.

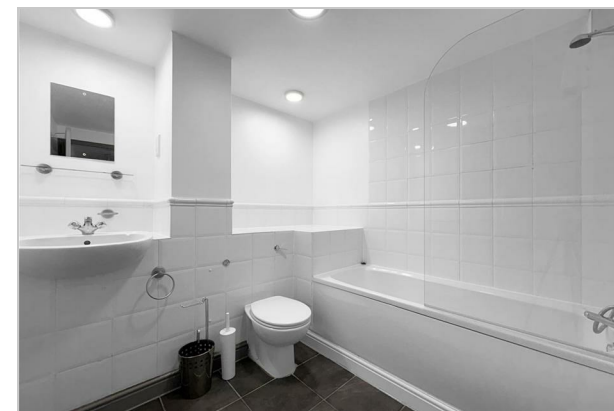
Outside, neat and well-maintained communal areas are predominantly laid to lawn. With parking for residents and guests. The apartment also includes secure, covered cycle parking.

Coldham's Common is close by with playground, woodland walks and access to the river. There are local shops and a major private gym and health club on Cromwell Road itself. Mill Road with its vibrant, cosmopolitan atmosphere and range of independent bars, cafes, restaurants and shops, is only a short walk away.

The city's main railway station with direct links to London King's Cross and London Liverpool Street and Cambridge City centre are within walking and cycling distance. Addenbrooke's Hospital and the Biomedical Campus is just a little over one mile away.

Council Tax: C
EPC: D

What3words: ///wider.bonus.type



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	
		67	76

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