



Room 3

Hills Avenue | | Cambridge | CB1 7XE

£850 Per Month

COOKE
CURTIS
& CO

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A spacious furnished double room available within a well-presented top-floor, all-female shared flat, with three occupants in total. The property offers generous accommodation with a separate communal living space, making it ideal for a professional looking for a comfortable home rather than a typical house share.

- 78sqm / 840sqft
- Council tax band - C
- Gas central heating
- Fully furnished
- 3 bed, 1 recep, 1 bath
- EPC - C / 76
- Off road parking
- Available October 2026

The available room is particularly spacious, measuring approximately 5.44m x 3.51m, and comes fully furnished with a double bed and mattress, wardrobe, desk and chair, providing plenty of space for both relaxing and working from home.

The property benefits from a separate communal living room, offering a comfortable shared space away from the bedrooms. There is also a fitted kitchen/dining area equipped with a fridge/freezer and washing machine, along with a shared bathroom featuring a bath with shower over.





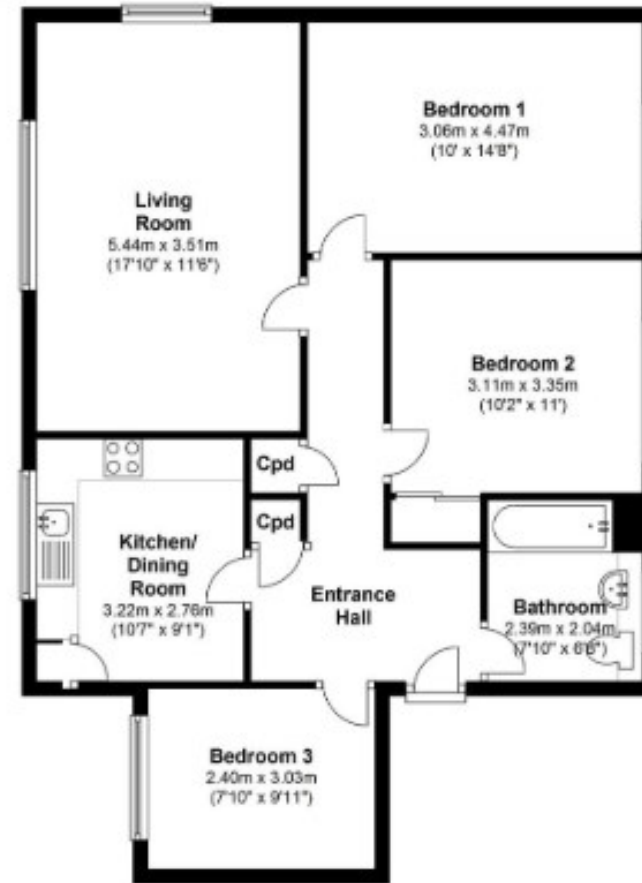
Situated on the top floor, the flat is shared between three female occupants in total and also benefits from access to a shared outdoor bicycle store, providing convenient and secure cycle storage.

Bills are additional to the rent, charged at around £120pcm currently. Additional usage over £120pcm is the liability of the tenants to reimburse the landlord. Any overpayments are usually reimbursed. Communal cleaning and gardening included on an ad-hoc basis.

There is unallocated parking at Alliance court.

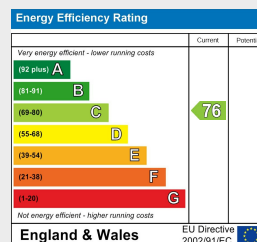
Available 5th October 2026.

Alliance Court is located off Hills Road and is just a five-minute cycle to the station and a twelve minute cycle to the city centre. There is easy access to the Addenbrooke's site and many of the private schools and university colleges can be easily reached by foot or bike. The Botanical gardens, which are a peaceful, green space to enjoy a break from the hustle and bustle of town is a ten minute cycle. There are numerous restaurants, pubs and shops on the doorstep, whilst the leisure centre on Clifton Road is just a short walk away and offers chain restaurants, a cinema complex and gym; there is also The Junction arts venue, which provides drama, music and comedy performances. The area is in catchment for a number Ofsted rated outstanding schools such as Morley Memorial primary school, Coleridge Community College and St Bedes. The Perse, St Mary's and the Leys are also nearby whilst the acclaimed Hills Road Sixth Form College is also close by.



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

Council Tax Band C EPC Rating C



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