



Bush & Co.

## The Flat 169 Histon Road, Cambridge - £1,250 PCM

A spacious two bedroom first floor apartment just minutes from local shops, cafes and amenities on Histon Road and within easy reach of Cambridge City Centre, the Science/Business Parks, Cambridge North Train Station and the A14/M11.

### Entrance

Secure gated communal entrance

### Entrance Hallway

Entrance hall with stairs leading to first floor apartment

### Kitchen

7'10" x 9'2" (2.41 x 2.81)  
Fitted modern kitchen located at the front of the property with electric cooker, washing machine and fridge freezer

### Living Room

12'8" x 12'4" (3.88 x 3.78)  
Bright living room also located at the front of the property overlooking Histon Road

### Bedroom 1

13'10" x 12'0" (4.22 x 3.66)  
Double bedroom with fitted wardrobe

### Bedroom 2

10'10" x 7'10" (3.31 x 2.39)  
Second bedroom

### Bathroom

Rear bathroom with shower over bath and separate toilet

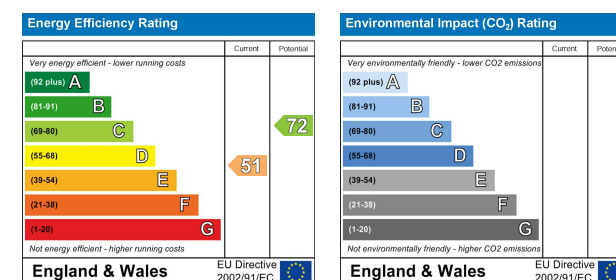
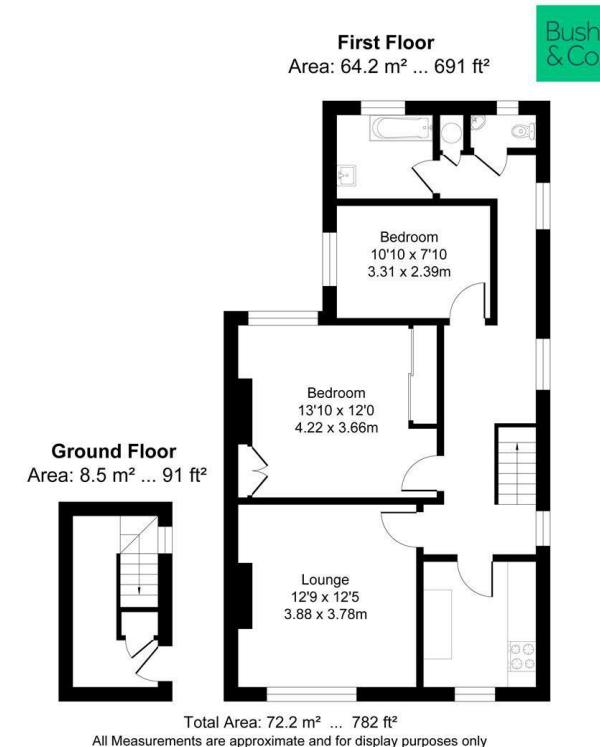
### Garden and Parking

Sunny communal courtyard garden and off road parking for one car

### Key information

EPC Rating – E  
Council Tax Band – C (Cambridge City Council)  
Rent – £1250 pcm (£288 pw)  
Deposit – £1442  
Available unfurnished 11th July 2025  
Long term tenancy

- First Floor Apartment
- Gas Central Heating
- Sorry, No Pets or Smokers
- Off Street Parking Available
- Two Bedrooms
- Unfurnished
- Double Glazed Throughout
- Courtyard Garden
- 72.2 sqm / 782 sqft
- Great Location



### IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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