



Bush & Co.

60 Winstanley Court, Cambridge - £1,450 PCM

A well presented modern, two bedroom ground floor apartment located just off Cromwell Road, enjoying easy access to the City Centre, many shops and amenities, local gyms, the mainline Train Station and Addenbrookes Hospital. Further benefits include two bathrooms, communal gardens and plenty of off street parking.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hallway

Entrance hallway with phone intercom system

Living/Dining Room

18'9" x 13'11" (5.72 x 4.25)
Spacious sunny living/dining room with wood laminate flooring

Kitchen

8'7" x 7'11" (2.62 x 2.42)
Fitted kitchen located just off the living room with freestanding fridge freezer, washer-drier and electric oven with extractor hood

Bedroom 1

11'1" x 10'4" (3.38 x 3.17)
Master double bedroom with en-suite shower room

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.

Bedroom 2

10'4" x 7'4" (3.17 x 2.25)
Small double bedroom

Bathroom

Large bathroom with shower over bath, WC, hand basin and storage cupboard

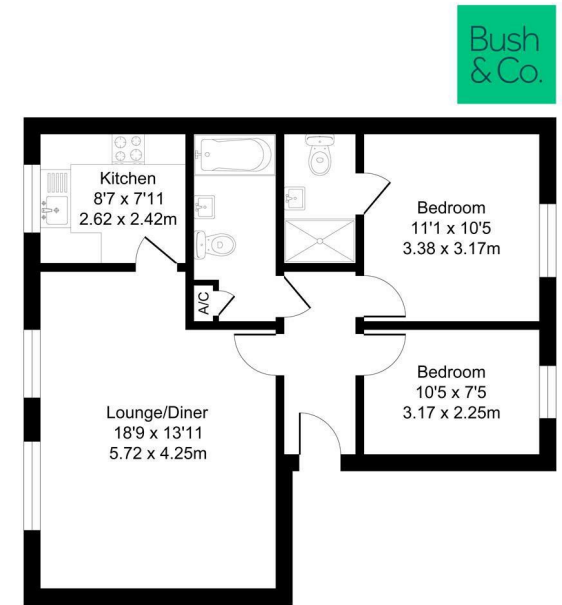
Garden & Parking

Pretty communal gardens with bin and bike store and plenty of off street parking available (no permit required)

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished now
Long term tenancy

- Ground Floor Apartment
- 2 Bedrooms
- 2 Bathrooms
- Electric Heating
- Double Glazing
- Superb Location
- Pretty Communal Gardens
- Off Street Parking Available
- EPC Rating C
- Available Now



Total Area: 59.3 m² ... 607 ft²
All Measurements are approximate and for display purposes only

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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