



Bush & Co.



## 14 Nelson Court, Cambridge - £1,500 PCM

Superb beautifully presented one bedroom second floor apartment in award winning Nelson Court which is located a few minutes from the river and Midsummer Common and within walking distance to the City Centre also offering good local shops and amenities and quick access to the Science and Business Parks.

### Entrance Hall

Entrance hall, with fitted storage cupboard and drawers

### Living Room with Kitchen

Bright living room with vaulted ceiling and fully fitted kitchen area with electric hob, oven/microwave, fridge, washer-drier and dishwasher, Also air conditioning unit

### Bedroom

Double bedroom

### Shower Room

Contemporary shower room,

### Communal Gardens

Secluded Communal Gardens with bicycle storage

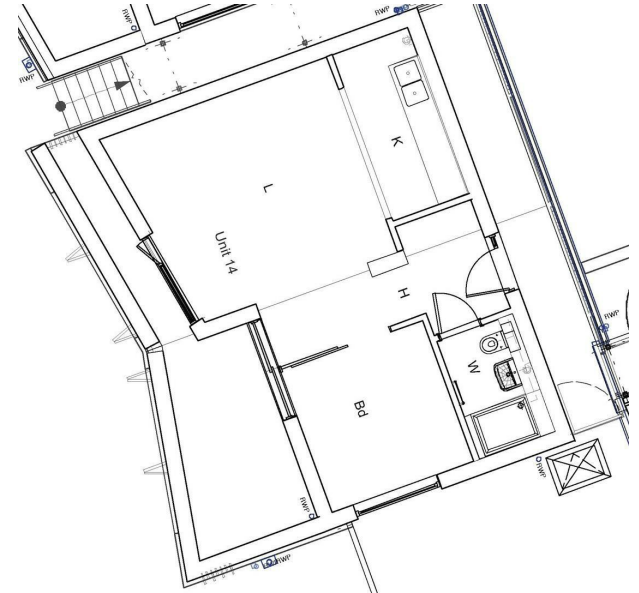
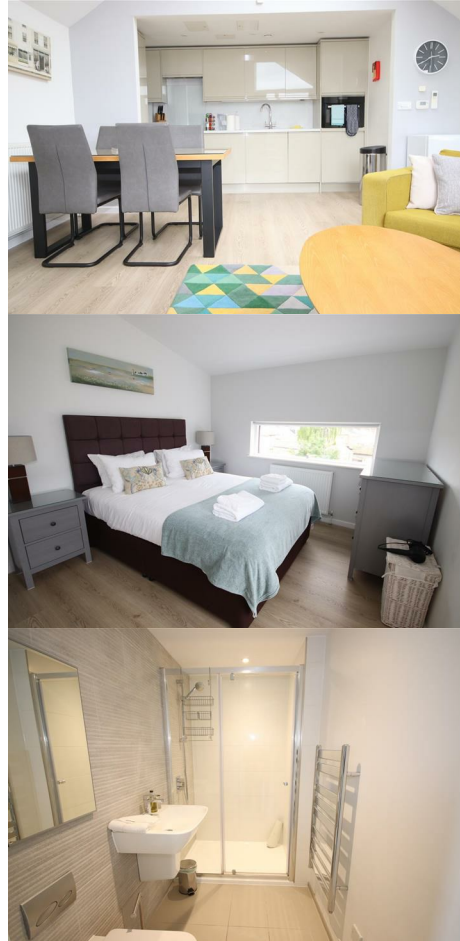
### Key Information

#### 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.

EPC Rating – B  
Council Tax Band – B  
Rent – £1500 pcm (£346 pw)  
Deposit – £1730  
Available unfurnished now  
Long term tenancy

- Spacious One Bedroom Unfurnished Apartment
- Gas Central Heating and Double Glazing
- Laminated Flooring throughout
- Gated Entry
- Secluded Communal Gardens
- Bike Store and Bin Store
- Regret not suitable for pets
- Sorry, No Smokers
- Regret No Parking Available with the Property



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		
82		82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk