



Bush & Co.

16 Musgrave Way, Cambridge - £1,300 PCM

A delightful first floor two bedroom apartment located in the popular village of Fen Ditton offering quick access to Cambridge City centre, the A14 and M11, Cambridge North Train Station and many local shops and amenities.

Communal Entrance

Communal entrance with stairs leading to first floor

Entrance Hall

Entrance hall with large storage cupboard and separate cupboard housing the washing machine

Kitchen

11'5" x 6'2" (3.50 x 1.90)
Fitted kitchen with electric hob and oven, fridge and dishwasher

Living Room

14'9" x 13'9" (4.50 x 4.20)
Spacious living room with laminate flooring

Bedroom 1

10'5" x 11'9" (3.20 x 3.60)
Double bedroom

Bedroom 2

10'5" x 9'2" (3.20 x 2.80)
Second bedroom

Bathroom

Modern bathroom with shower over the bath, WC and hand basin

Key information

EPC Rating – C
Council Tax Band – B (South Cambridgeshire Council)
Rent – £1300 pcm (£300 pw)
Deposit – £1500
Available unfurnished 19th July 2025

Long term tenancy
Rear private garden area, communal gardens to front and off street parking

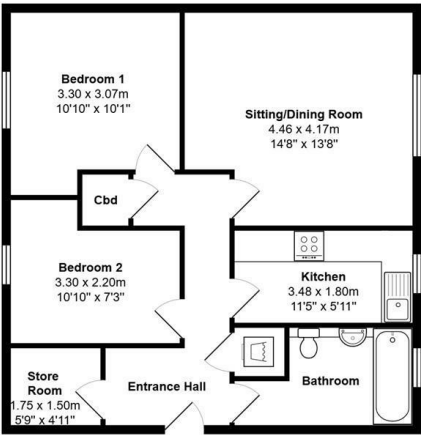
- Two Bedrooms
- 63.5 sqm / 683 sqft
- Double Glazing
- Sorry, No Smokers
- Sorry, No Pets Allowed
- Off Street Parking Available
- Rear Enclosed Private Garden
- Unfurnished
- Gas Central Heating

IMPORTANT NOTICE

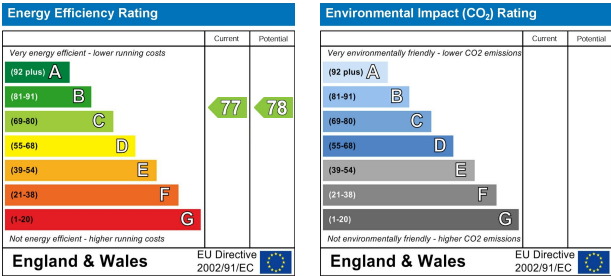
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

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

Musgrave Way, Fen Ditton, CB5 8TD



Total Area: 63.5 m² ... 683 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesjharrison.co.uk



Sales Office:
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