



Bush & Co.

A spacious, second floor two bedroom apartment located in a very popular development offering quick access to the railway station, The City Centre, Addenbrookes Hospital and a short walk to a wide range of shops and amenities.

Secure communal entrance hall

Entrance Hall with cupboard
containing water tank and
additional storage cupboard

19'6" x 12'1" (5.96 x 3.70)
Bright open plan living room with
door to balcony
Kitchen area with with electric hob
and oven, fridge-freezer, washer-
drier and dishwasher

14'9" x 9'9" (4.51 x 2.99)
Master bedroom with fitted
wardrobe and 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.

13'10" x 11'4" (4.22 x 3.46)
Second double bedroom

Bathroom with shower over bath.

EPC Rating – C
Council Tax Band – C
Rent – £ 1700pcm (£392 pw)
Deposit – £1961
Available unfurnished now
Long term tenancy

- Second Floor Unfurnished 2 Bedroom Apartment
- Electric Heating and Double Glazing
- Allocated Undercroft Parking Space and Bike Store
- Communal Garden
- Bathroom and Ensuite Shower Room
- Unfurnished Property
- Walking Distance to the Station and City Centre
- Water Charge included in the Rent



Balcony

Living/Kitchen Area
5.96 x 3.70m
19'7" x 12'2"

Bedroom 2
4.22 x 3.46m
13'10" x 11'4"

Bedroom 1
4.51 x 2.99m
14'9" x 9'10"

Bathroom

Ensuite

Hall

Cbd

Cbd

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		76	8
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO₂) Rating

Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
68	69

England & Wales EU Directive 2002/91/EC