

2 Kingston Street, Cambridge - £1,500 PCM

A very well presented one bedroom Duplex apartment ideally located off vibrant Mill Road offering quick and easy access to the mainline train station, the City Centre and many shops, cafes and local amenities.

Living Room

17'9" x 14'11" (5.42 x 4.56)
Spacious living room with wood flooring and stairs leading to basement hallway where there is a utility cupboard housing the washing machine and boiler

Kitchen

Rear fitted kitchen with back door leading to side passage and stairs leading to basement double bedroom.
The kitchen is fitted with gas hob and electric oven, integrated fridge freezer and there is space for a dishwasher (not supplied)

Bedroom

14'2" x 9'10" (4.33 x 3.00)
Basement double bedroom with wood flooring and walk in wardrobe

Bathroom

Large bathroom with corner bath, separate shower, WC, hand basin and heated towel rail

Key information

EPC Rating – D
Council Tax Band – C (Cambridge City Council)
Rent – £1500 pcm (£346 pw)
Deposit – £1730
Available furnished or unfurnished
14th December 2024
Initial 6 month tenancy

Rent includes a cleaner every 4 weeks
Rear access to small secure bike and bin storage

- Duplex apartment
- Fully double glazed
- Sorry. no smokers
- 73 sqm / 787 sqft
- Rent includes a cleaner every 4 weeks
- Gas central heating
- Furnished or unfurnished
- Sorry, no pets
- Secure bin and bike storage

IMPORTANT NOTICE

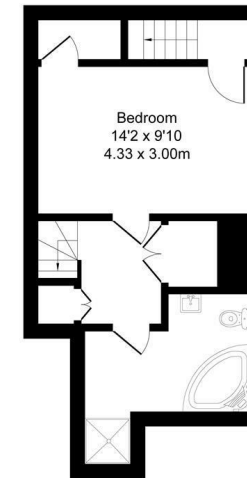
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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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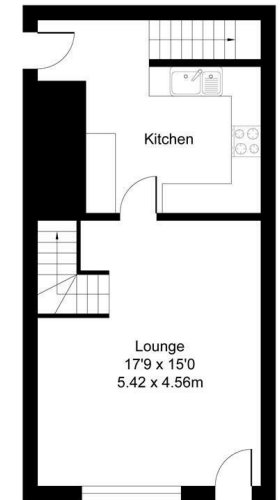
Basement

Area: 29.8 m² ... 321 ft²



Ground Floor

Area: 43.3 m² ... 466 ft²



Total Area: 73.1 m² ... 787 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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