



Bush & Co.

## 11 Speedwell Close, Cambridge - £1,175 PCM

A delightful first floor one bedroom flat within walking distance of local shops including large supermarket and amenities of Cherry Hinton and offering good access to Addenbrookes Hospital, the City Centre and A14.

### Entrance

Secure communal entrance with stairs leading to first floor apartment

### Living Room/Kitchen

14'3" x 11'11" (4.35 x 3.65)  
Open plan living room/kitchen with electric cooker and hob, fridge-freezer and washing machine

### Bedroom

11'2" x 10'5" (3.41 x 3.18)  
Double bedroom with carpet

### Shower Room

With shower enclosure, hand basin and WC

### Key information

EPC Rating – C  
Council Tax Band – B (South Cambridgeshire Council)  
Rent – £1175 pcm (£271 pw)

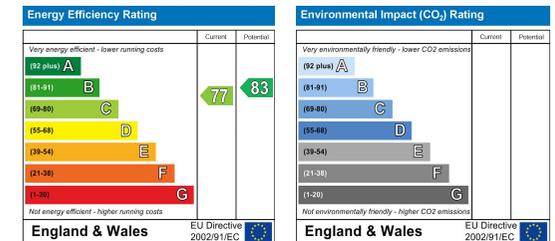
Deposit – £1355  
Available unfurnished 14th December 2024  
Long term tenancy

- First floor flat
- 1 Bedroom
- Sorry, no smokers
- Communal gardens
- Double glazing
- Unfurnished
- Electric heating
- Sorry, no pets
- Off street parking



### 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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