



Bush & Co.

55A Roseford Road, Cambridge - £1,450 PCM

A delightful ground floor two bedroom modern apartment located just off Histon Road within walking distance of shops, cafes and many local amenities, offering quick and easy access to the Science and Business Parks, Cambridge North train station, City Centre, A14 and M11.

Kitchen/Living Room

15'8" x 11'1" (4.80 x 3.40)
Open plan modern kitchen/living room with wood laminate flooring
The kitchen is fitted with electric hob and oven, integrated fridge freezer, washer drier and slim line dishwasher

Bedroom 1

10'9" x 8'3" (3.30 x 2.54)
Double bedroom with French doors leading to private patio garden

Bedroom 2

12'4" x 7'8" (3.78 x 2.36)
Front double bedroom with fitted wardrobe

Bathroom

Spacious tiled bathroom with shower over bath, WC, hand basin and heated towel rail

Parking and Garden

Rear enclosed private patio garden with

access to large communal garden mostly laid to lawn with bin and bike storage
Driveway parking available (Not allocated)

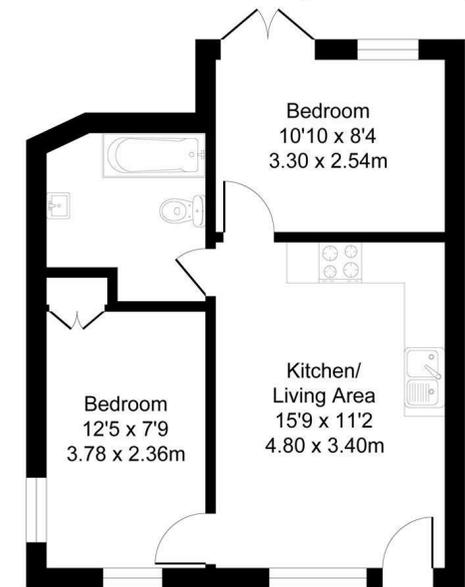
Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished 13th October 2025
Long term tenancy
Communal rear garden with bin and bike storage
Driveway parking available (Not allocated)

- Ground Floor Apartment
- Modern
- Double Glazed
- 39.7 sqm / 428 sqft
- Large Communal Enclosed Garden
- Two Bedrooms
- Private Rear Garden
- Gas Central Heating
- Driveway Parking (Not Allocated)
- Bin and Bike Storage



55a Roseford Road, Cambridge



Total Area: 39.7 m² ... 428 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Vary 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		75	76
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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			

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.

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