



Bush & Co.

Flat 2, 55 Roseford Road, Cambridge - £1,550 PCM

A very modern first floor, two double bedroom apartment located just off Histon Road within walking distance of many shops, cafes and local amenities and providing excellent access to the Science and Business Parks, Cambridge North train station, the City Centre and major road links including the A14 and M11. The apartment has two double bedrooms both with fitted wardrobes, two bathrooms, a large communal rear garden which is regularly maintained and driveway parking which is not allocated.

Communal Entrance

Secure communal entrance with stairs leading to first floor apartment.

Kitchen/Living Room

16'3" x 15'2" (4.96 x 4.63)

Spacious open plan kitchen/living room with wood laminate flooring. The modern kitchen is equipped with an electric hob and oven with extractor hood and a range of integrated appliances including a slimline dishwasher, washer/drier and under counter fridge and freezer.

Bedroom 1

13'1" x 7'10" (4.00 x 2.39)

Front double bedroom with fitted wardrobes.

Shower Room

Modern shower room with shower cubicle, WC and hand basin.

Bedroom 2

11'8" x 9'4" (3.58 x 2.86)

Rear double bedroom with fitted wardrobe.

Bathroom

Bathroom with shower over bath, WC, hand basin and heated towel rail.

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.

Garden & Parking

Rear enclosed large communal garden mostly laid to lawn with bin and bike storage (gardening included)
Driveway parking available (not allocated)

Key Information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1550 pcm (£357 pw)

Deposit – £1788

Available unfurnished 13th March 2026

Long term tenancy

Suitable for two professional sharers

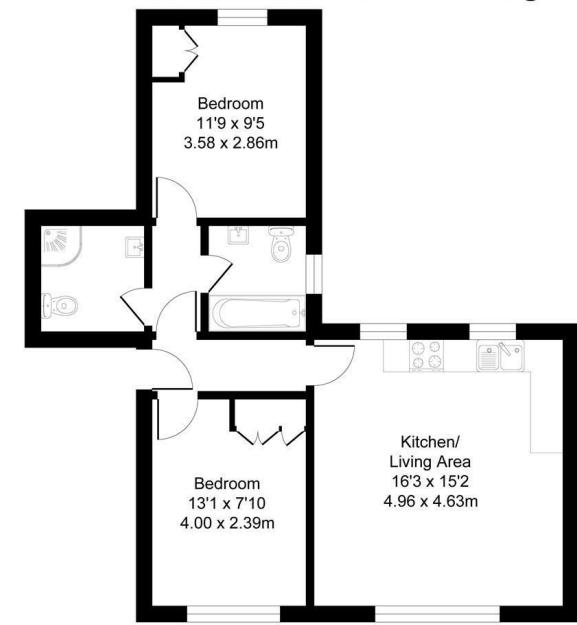
Communal rear garden with bin and bike storage

Driveway parking available (not allocated)

- Two Bedroom Apartment
- First Floor
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Driveway Parking (Not Allocated)
- Rear Communal Garden
- Bin and Bike Storage
- 67.3 sqm / 724 sqft
- Open Plan Living Room/Kitchen



Flat 2, 55 Roseford Road, Cambridge



Total Area: 67.3 m² ... 724 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	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

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