



Bush & Co.

29 Loris Court, Cambridge - £1,150 PCM

A delightful one bedroom, first floor apartment within a peaceful cul-de-sac, close to the many shops and amenities in Cherry Hinton and minutes from a large supermarket, offering quick and easy access to Addenbrookes Hospital, Cambridge City Centre and A14.

Communal Entrance

Secure communal entrance with stairs leading to the apartment

Entrance Hall

Private entrance with storage cupboard

Living Room/Kitchen

Spacious open plan living room and newly fitted kitchen with electric hob and oven, extractor fan and washing machine
Kitchen area - 2.77 x 2.09
Living room - 4.07 x 2.77

Bedroom

10'5" x 7'10" (3.20 x 2.40)
Double bedroom

Bathroom

A modern refitted bathroom with electric shower over bath and vanity unit

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.

Garden & Parking

Communal gardens and one allocated parking space located close to block

Key information

EPC Rating – C

Council Tax Band – B (South Cambridgeshire Council)

Rent – £1150 pcm (£265 pw)

Deposit – £1326

Available 25th October 2024

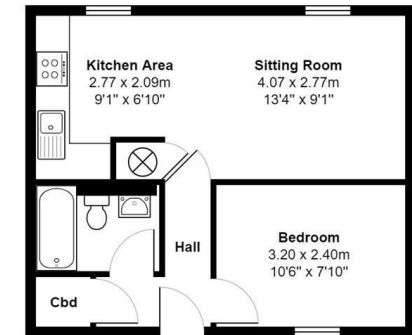
Long term tenancy

Single occupancy only

- Electric heating
- Double glazing
- Allocated parking
- Communal gardens
- One bedroom
- Sorry, no pets
- Sorry, no smokers
- Unfurnished



Loris Court, CB1 9GF



Total Area: 33.0 m² ... 355 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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