



Bush & Co.

394 Mill Road, Cambridge - £1,495 PCM

A spectacular one bedroom ground floor apartment located on Mill Road just minutes from many local shops and cafes and within walking distance to the mainline Train Station, the City Centre and many close by amenities. Further benefits include electric underfloor heating, lots of storage, secure bin and bike storage and pretty communal gardens. The apartment is rented unfurnished and available now!

Communal Entrance

Secure communal entrance leading to ground floor apartment.

Kitchen/Living Room

20'9" x 11'1" (6.34 x 3.40)

Spacious open plan kitchen/living room with additional storage space housing the washer-drier. The modern kitchen is equipped with an electric hob and oven with extractor fan and integrated appliances including a slimline dishwasher and fridge freezer.

Bedroom

11'1" x 10'5" (3.40 x 3.20)

Rear double bedroom with fitted wardrobes and sliding patio doors leading to pretty communal gardens.

Shower Room

Generously sized modern shower room

with large walk in shower, WC, hand basin, mirror and heated towel rail.

Garden & Parking

Pretty communal gardens with bike storage and bin store. Street parking available (no permit required)

Key Information

EPC Rating – B

Council Tax Band – B (Cambridge City Council)

Rent – £1495 pcm (£345 pw)

Deposit – £1725

Available unfurnished now

Long term tenancy

Bin and bike store

Pretty communal gardens

- Spectacular One Bedroom Apartment
- Pretty Communal Gardens
- Street Parking (Permit Not Required)
- Underfloor Electric Heating
- Plenty Of Storage
- Ground Floor
- Bin & Bike Storage
- EPC Rating B
- Double Glazed Throughout
- Excellent Location



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		
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	

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.

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