

Bush & Co.

# 22 Harvey Goodwin Gardens, Cambridge - £950 PCM

A well presented ground floor studio apartment in a quiet corner just off Victoria Road, offering quick access to the City Centre, Science and Business Parks, A14 and M11. The property benefits from having an on site launderette located on the ground floor, pretty communal gardens, bike storage and plenty of off street parking.

#### **Communal Entrance**

Secure communal entrance leading to ground floor studio The on site launderette is located on the ground floor

## **Living/Bedroom Area**

14'5" x 8'9" (4.40 x 2.67) Spacious living area with laminate flooring

#### **Kitchen**

Fitted kitchen with electric hob and oven and fridge with small freezer compartment

### **Shower Room**

Shower room with electric shower cubicle and door to wardrobe/storage area

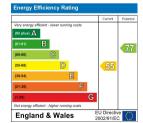
### **Key information**

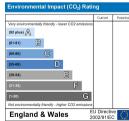
EPC Rating – D
Council Tax Band – A (Cambridge
City Council)
Rent – £950 pcm (£219 pw)
Deposit – £1096
Available unfurnished 31st July
2025
Long term tenancy
Use of an on site launderette with
washing machines and tumble
driers
Single occupancy only

- Ground Floor Studio Apartment
- Unfurnished
- Single Occupancy
- 25 sqm / 269 sqft
- Double Glazing
  - Communal Garden
- Off Street Parking Available
- Electric Heating
- On Site Launderette
- Great Location









#### **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.