



Bush & Co.

## 83 High Street, Cambridge - £1,350 PCM

A spacious three bedroom first floor apartment above the shops on Sawston High Street just minutes from a wide variety of shops and amenities and offering quick access to Addenbrookes hospital, Granta Park, Cambridge City Centre and major road links including the A11 and M11.

### Kitchen

12'4" x 6'9" (3.77 x 2.07)  
Kitchen fitted with electric cooker, fridge-freezer, tumble drier and washing machine

### Living Room

16'7" x 13'5" (5.08 x 4.09)  
Spacious living room over looking the High Street

### Bedroom 1

13'8" x 9'1" (4.17 x 2.79)  
Front double bedroom with wardrobe

### Bedroom 2

13'0" x 8'9" (3.98 x 2.69)  
Rear second double bedroom with wardrobe

### Bedroom 3

12'8" x 6'5" (3.88 x 1.97)  
Rear single bedroom

### Bathroom

Bathroom with shower over the bath and heated towel rail  
Separate toilet

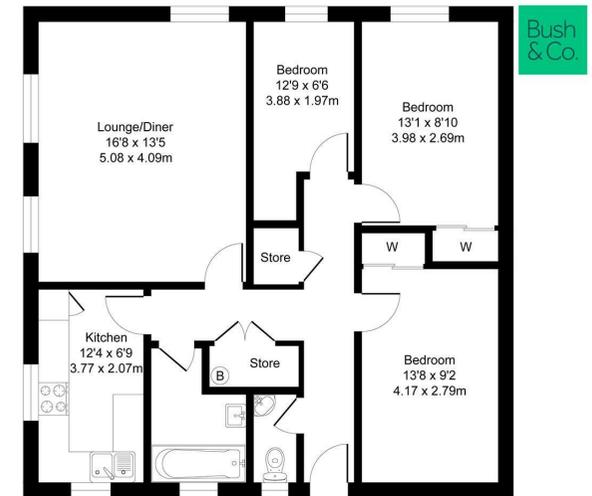
### Key Information

EPC Rating – E  
Council Tax Band – B (South Cambridgeshire Council)  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished now  
Long term tenancy

- Three Bedrooms
- 80.1 sqm / 862 sqft
- Gas Central Heating
- Sorry, No Pets or Smokers
- Available Now
- Apartment
- Unfurnished
- Double Glazed Throughout
- Shared Front Garden Area
- Newly Installed Gas Central Heating

### 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.



Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

