



Bush & Co.



Flat 2, 396 Mill Road, Cambridge - £1,850 PCM

A beautifully presented contemporary two bedroom duplex apartment with allocated secure parking located on Mill Road with local shops, cafes and restaurants and within walking distance of the mainline Train Station and the City Centre. Available now!

Communal Entrance

Secure communal entrance with stairs leading to apartment

Entrance Hallway

Entrance hallway with glass balustrade and stairs to first floor

Kitchen/Living/Dining Room

29'6" x 13'6" (9.01 x 4.13m)  
First floor cleverly designed open plan area with central balustrade for living and dining and kitchen area with electric induction hob and electric oven, fridge freezer, washer-drier and slimline dishwasher

Bedroom 1

8'5" x 11'0" (2.57 x 3.37m)  
Ground floor double bedroom with built in wardrobe and patio doors to a balcony overlooking the communal gardens

Ensuite shower room

Fully tiled ensuite shower room

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.

Bedroom 2

8'6" x 11'0" (2.60 x 3.37)  
Double bedroom with fitted wardrobe

Shower Room

Shower room with large walk in shower

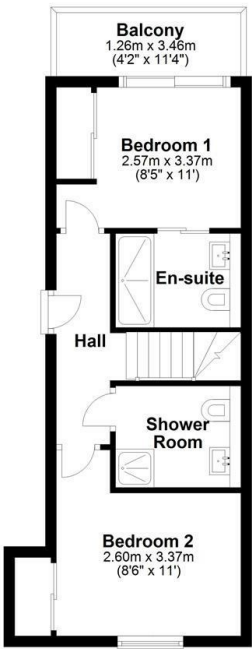
Key information

EPC Rating – B  
Council Tax Band – C (Cambridge City Council)  
Rent – £1850 pcm (£426 pw)  
Deposit – £2134  
Available unfurnished now  
Long term tenancy

- Contemporary Duplex Apartment
- Two Double bedrooms and Two Shower Rooms
- 72.2 sqm / 776.7 sqft
- Pets Considered
- Allocated Secure Parking
- Communal Gardens
- Electric Underfloor Heating
- Cycle Store
- Fantastic Location
- High Performance Glazing



Ground Floor  
Approx. 34.4 sq. metres (370.5 sq. feet)



First Floor  
Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	