



Bush & Co.

17 Alliance Court, Cambridge - £1,650 PCM

A well presented two bedroom ground floor apartment located just off Hills Road within walking distance of Cambridge Biomedical Campus and Addenbrookes Hospital and within easy reach of the mainline train station and the City Centre.

Entrance Hall

With cupboard

Kitchen

10'5" x 8'11" (3.20 x 2.74)

Kitchen with electric cooker, washing machine, fridge and freezer

Living Room

17'10" x 10'11" (5.46 x 3.35)

Spacious living room

Bedroom 1

10'5" x 14'7" (3.19 x 4.47)

Double bedroom

Bedroom 2

10'6" x 10'7" (3.22 x 3.23)

Second double bedroom with fitted wardrobe

Bathroom

Bathroom with electric shower over bath, WC, hand basin and heated towel rail

Garden & Parking

Communal green spaces and shared off street parking

Key information

EPC Rating – E

Council Tax Band – C (Cambridge City Council)

Rent – £1650 pcm (£380 pw)

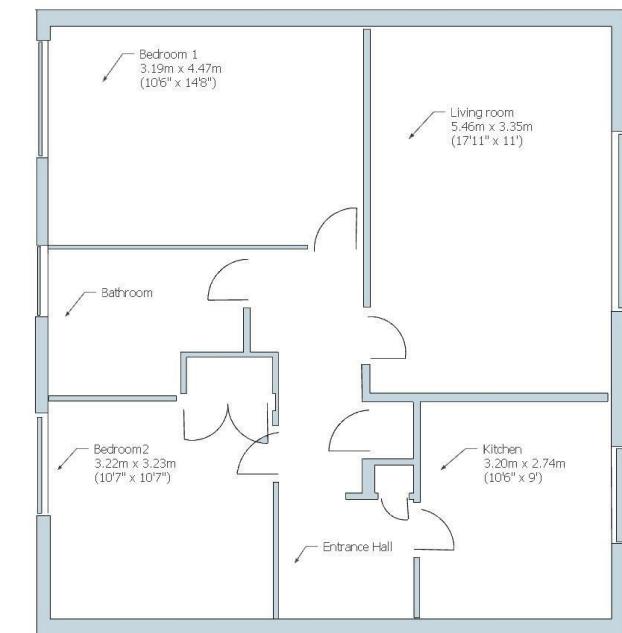
Deposit – £1903

Available unfurnished 14th February 2025

Long term tenancy

Rent includes water charges

- Ground Floor Flat
- Unfurnished
- 70 sqm / 753 sqft
- Double Glazing
- Electric Heating
- Sorry, No Smokers
- Sorry, No Pets
- Off Street Parking Available
- Communal Gardens
- Two Double Bedrooms



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	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	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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