



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

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

