



Bush & Co.

11 Lichfield House, Cambridge - £1,650 PCM

A spacious, second floor two bedroom apartment located in a very popular development offering quick access to the railway station, The City Centre, Addenbrookes Hospital and a short walk to a wide range of shops and amenities.

Communal Entrance Hall

Secure communal entrance hall

Entrance Hall

Entrance Hall with cupboard containing water tank and additional storage cupboard

Kitchen /Living Room

19'6" x 12'1" (5.96 x 3.70)
Bright open plan living room with door to balcony
Kitchen area with with electric hob and oven, fridge-freezer, washer-drier and dishwasher

Bedroom 1

14'9" x 9'9" (4.51 x 2.99)
Master bedroom with fitted wardrobe and en-suite shower room,

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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Bedroom 2

13'10" x 11'4" (4.22 x 3.46)
Second double bedroom

Bathroom

Bathroom with shower over bath.

Communal Gardens and Secure Parking

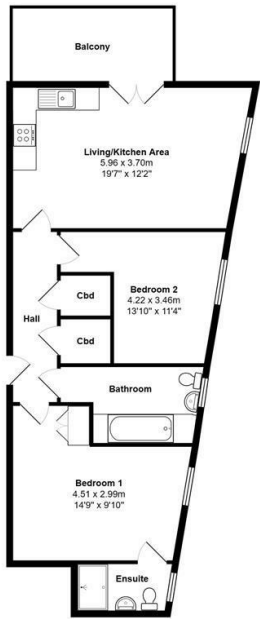
Key information

EPC Rating – C
Council Tax Band – C
Rent – £ 1650pcm (£380 pw)
Deposit – £1903
Available unfurnished now
Long term tenancy

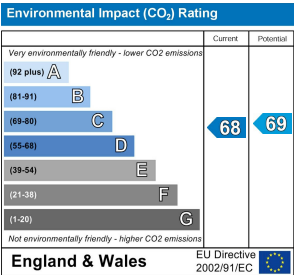
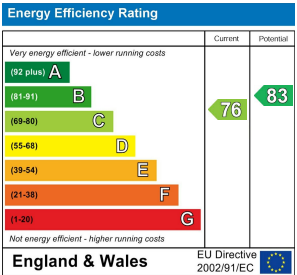
- Second Floor Unfurnished 2 Bedroom Apartment
- Bathroom and Ensuite Shower Room
- Electric Heating and Double Glazing
- New carpets throughout
- Allocated Undercroft Parking Space and Bike Store
- Walking Distance to the Station and City Centre
- Communal Garden
- Water Charge included in the Rent



Lichfield House, Rustat Avenue, Cambridge, CB1 3RD



Total Area: 68.2 m² ... 734 ft² (excluding balcony)
All measurements are approximate and for display purposes only
Plan prepared by charlesjarrison.co.uk



Sales Office:
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