



Bush & Co.

Primrose Lodge Primrose Street, Cambridge - £995 PCM

A well presented furnished studio apartment for single occupancy specifically designed for full time Cambridge University and ARU students. The studio apartment is basement level and within walking distance to the City Centre and many local amenities. There is also a small enclosed terrace area which is accessed via patio doors in the kitchen.

Electricity, water and internet are included in the rent (capped at £150 pcm) and any additional usage will be charged to the tenant.

Communal Entrance

Secure communal entrance with stairs leading downstairs to basement level

Living Space

17'10" x 15'8" (max) (5.45 x 4.80 (max))
An open plan living space with mirrored fitted wardrobes, side table, desk with chair, chest of drawers, TV and double bed with mattress.

Kitchen area with table and chairs, under counter fridge, washing machine, microwave oven and two ring electric hob.

Shower Room

Modern shower room with shower enclosure, WC, hand basin with storage, mirror and heated towel rail

Further Benefits

Bin and bike store, study room, communal living room and garden

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.

Key Information

EPC Rating – B
Council Tax Band – N/A
Rent – £995 pcm (£229 pw)
Deposit – £1148
Available furnished now
Long term tenancy

Single occupancy only and the applicant must be a full-time student for either Cambridge University or ARU
Rent includes water, electricity and internet charges (capped at £150 pcm) any additional usage will be charged to the tenant

Small enclosed terraced area located off the kitchen

- Furnished Studio Apartment
- Single Occupancy
- Water, Electricity & Internet Included (Capped at £150 pcm)
- Communal Living Space
- Electric Under Floor Heating
- Basement Level Apartment
- Only Available To Students At Cambridge University Or ARU
- Bin & Bike Store
- Double Glazed Space
- Great Location



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 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