Bush & Co.

# 291 Hills Road, Cambridge - £1,550 Per Month

A very smart, well presented one bedroom first floor apartment with a covered balcony and allocated underground car parking within walking distance to Addenbrookes Hospital and offering quick access to the mainline railway station and city centre.

### Communal Entrance
Secure communal entrance with wood laminate flooring and a lift and stairs to upper and lower floors

### Entrance Hall
With wood effect laminate flooring, storage cupboard containing water tank and MVHR unit

### Living Room with Kitchen Area
29'1" x 11'9" (8.87 x 3.60)
Bright living room with wood effect laminate flooring and door to covered balcony
Kitchen with wall and floor units, quartz work top and integrated appliances: 4 ring electric induction hob, electric oven and microwave, dishwasher, washer-drier and fridge and freezer

### Bedroom
13'1" x 8'11" (4.00 x 2.73)
Double bedroom with wood effect laminate floor, large Velux window and built in wardrobe

### Bathroom
Fully tiled bathroom with shower over the bath and heated towel rail
Underfloor heating

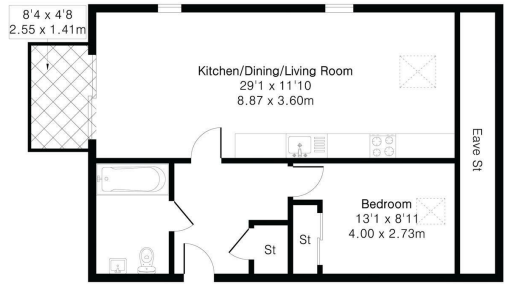
### Communal Gardens to Front and Rear
Laid to lawn with hedging, trees and shrubs

### Underground Car Park and Cycle Store
Offering one allocated space and secure cycle store

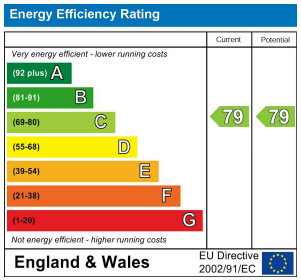
### Key Information
EPC Rating – C
Council Tax Band – D (Cambridge City Council)
Rent – £1550 pcm (£357 pw)
Deposit – £1788
Available unfurnished 18th November 2026
Long term tenancy

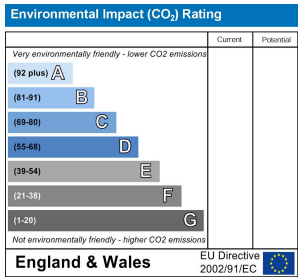
- Very Smart Recently Built One Bedroom Apartment
- Electric Heating and Double glazing
- No property above the flat apart from hallway
- Walking distance to Addenbrookes Hospital
- Lift to upper floors
- Covered Balcony
- Wood laminate flooring throughout
- Allocated Parking for one car
- CCTV and Secure Bike Storage
- Communal gardens

**Approximate Gross Internal Area 617 sq ft - 57 sq m**




First Floor





### 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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