



Bush & Co.

35 Warren Close, Cambridge - £1,450 Per Month

This newly decorated one bedroom third floor apartment is conveniently located just a few minutes from the mainline train station and within walking distance of the City Centre and many local cafes, shops and amenities. The apartment benefits from having one allocated parking space, a spacious balcony which can be accessed via the bedroom and living room and pretty communal gardens.

Communal Entrance

Secure communal entrance with stairs and lift leading to the third floor apartment

Entrance Hallway

Entrance hallway with phone intercom system and storage cupboard which houses the water tank

Kitchen/Living Room

Bright open plan kitchen/living area with newly laid wood effect LVT flooring and two patio doors giving access to the sunny balcony

Kitchen: 3.37 x 1.85m

Living Area: 4.57 x 4.10m

Bedroom

9'10" x 11'6" (3.01 x 3.51)

Double bedroom with built in wardrobes and door leading to the balcony which overlooks the pretty communal gardens

Bathroom

Spacious bathroom with bath and overhead shower, WC, hand basin and heated towel rail

Key Information

EPC Rating – B

Council Tax Band – C (Cambridge City Council)

Rent – £1450 pcm (£334 pw)

Deposit – £1673

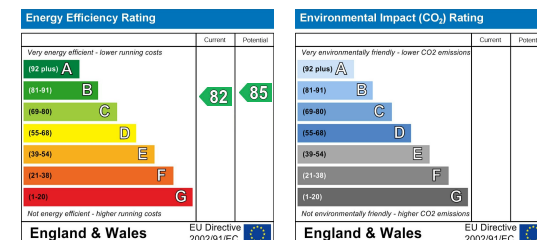
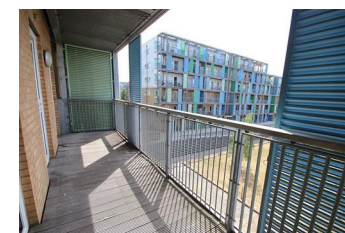
Available unfurnished now

Long term tenancy

One allocated parking space

Pretty communal gardens

- One Bedroom Apartment
- Third Floor
- Unfurnished
- Available Now
- 48 sqm / 516 sqft
- Newly Decorated
- Sunny Balcony
- Electric Heating
- Double Glazing
- One Allocated Parking Space



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.

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

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk