



Bush & Co.

85A High Street, Sawston - £1,400 PCM

A delightful and spacious two double bedroom apartment above the shops on Sawston High Street just minutes from a wide variety of shops and local amenities. Offering quick access to Addenbrookes Hospital, Cambridge City Centre, Granta Park and the A11 and M11. Water charges are included in the rent and the property is offered unfurnished.

Entrance Hall

Kitchen/Dining Room

13'5" x 12'7" (4.1 x 3.84)
modern fitted kitchen with electric hob and oven, fridge freezer and washing machine

Living Room

16'7" x 16'4" (5.06 x 5)
Spacious living room

Bedroom 1

12'3" x 15'10" (3.74 x 4.84)
Double bedroom with built in wardrobe

Bedroom 2

14'2" x 9'4" (4.34 x 2.87)
Second double bedroom with built in wardrobe

Bathroom

Bathroom with shower over the bath

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 – C (South Cambridgeshire Council)
Rent – £ 1400pcm (£ 323 pw)
Deposit – £1615
Available unfurnished 7th March 2026
Long term tenancy
Water charges included in the rent

- Two Double Bedroom Apartment
- Gas Central Heating
- 89 sqm / 957 sqft
- Sorry, No Pets
- Available now
- Great Location
- High Performance Glazing
- Unfurnished
- Sorry, No Smokers
- Water Included In The Rent



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	