



Bush & Co.

Flat 4, Rosina Court Catharine Street, Cambridge - £995 PCM

A well presented first floor studio apartment located just off vibrant Mill Road, tucked away in a secure courtyard off Catharine Street ideally located for access to the City Centre, mainline Railway Station and many cafes, restaurants, shops and local amenities.

Communal Entrance

Secure gated entrance with bins and bike storage, leading to communal courtyard

Bedroom/Living Room

16'11" x 11'11" (5.17 x 3.65)

Spacious bedroom/living room with large cupboard

Kitchen

6'4" x 6'2" (1.94 x 1.90)

Kitchen overlooking the courtyard with electric cooker

Pantry/Storage cupboard

Between the kitchen and bathroom there is a spacious pantry/storage cupboard with fridge and plumbing for a washing machine

Bathroom

6'11" x 6'2" (2.12 x 1.88)

Bathroom with shower over bath, WC and hand basin

Key information

EPC Rating – C

Council Tax Band – A (Cambridge City Council)

Rent – £995 pcm (£229 pw)

Deposit – £1148

Available unfurnished 24th April 2025

Long term tenancy

Suitable for single occupancy

Secure bin and bike storage

- Studio Apartment
- Unfurnished
- 26 sqm / 279 sqft
- Secure Communal Entrance
- Bin and Bike Storage
- Street Parking (No Permit Required)
- Sorry, No Pets
- Sorry, No Smokers
- Suitable For Single Occupancy
- Double Glazing and Gas Central Heating



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	

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

Sales Office:

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