



Bush & Co.

11 Newton Court, Cambridge - £1,580 PCM

A recently redecorated ground floor one bedroom apartment ideally situated close to Midsummer Common and the River Cam, walking distance to the City Centre and many local cafes and amenities. The property benefits from secure underground parking, personalised entry system, on site gym and concierge (some services are chargeable)

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Large entrance hall way with store cupboard housing the washer drier

Kitchen/Living Room

25'5" x 10'1" (7.75 x 3.08)

Open plan kitchen/living room with access to small patio area.

Kitchen is equipped with integrated fridge freezer, slim line dishwasher and electric hob and oven

Bedroom

10'1" x 8'11" (3.09 x 2.74)

Double bedroom with fitted wardrobe and newly laid carpet

Bathroom

Spacious bathroom with rainforest shower over the bath, hand basin, WC and heated towel rail

Further Benefits

The heating and hot water are fuelled by a centralised boiler system backed up with solar power and each room is thermostatically controlled.

There is a fully vented clean air system. Entry phone system personalised to occupiers own phone.

Secure underground allocated parking space.

On site gym and concierge service (Some additional services are chargeable)

Key Information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1580 pcm (£364 pw)

Deposit – £1823

Available unfurnished now

Long term tenancy

- One Bedroom Apartment
- Unfurnished
- 47 sqm / 505 sqft
- On Site Gym & Concierge
- Central Location
- Ground Floor
- Recently Redecorated
- Underfloor Heating
- Available Now
- Double Glazing & 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.

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