



Bush & Co.

## 6 Tom Amey Court, St Phillips Road - £1,450 PCM

A delightful and well presented, first floor one bedroom Maisonette just a few minutes from vibrant Mill Road with its variety of shops, cafes and amenities and with good access to the mainline Train Station, the City Centre and Addenbrookes Hospital. Further benefits include gas central heating, double glazed throughout and some off street parking available. The property is unfurnished and will be available from 28th February 2026.

### Entrance Hall

Private entrance hall with stairs leading up to the hallway with three large storage cupboards

### Living Room

14'7" x 11'4" (4.47 x 3.46m)  
Bright and spacious living room

### Kitchen

Kitchen fitted with fridge, freezer, washing machine and gas cooker

### Double Bedroom

10'5" x 8'9" (3.18 x 2.67m)  
Double bedroom with fitted wardrobe

### 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:  
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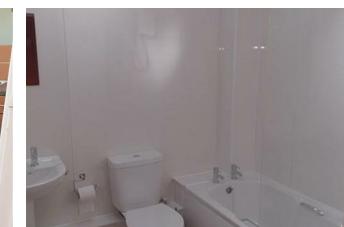
### Bathroom

Modern bathroom with shower over bath, WC and hand basin

### Key information

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 28th February 2026  
Long term tenancy  
Off street parking available

- One Bedroom Maisonette
- Off Street Parking Available
- Gas Central Heating
- Double Glazing
- 56 sqm / 602 sqft
- Sorry, No Pets
- Sorry, No Smokers
- Unfurnished
- Great Location



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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