



Bush & Co.

14 Granhams Court, Great Shelford - £1,425 PCM

A delightful two bedroom first floor apartment within walking distance of the shops, local amenities and mainline Train Station at Great Shelford and offering easy access to Addenbrookes Hospital, Cambridge City centre and major road links including the A11, A10 and M11.

Entrance

Communal entrance with stairs leading to first floor apartment

Entrance Hall

Entrance hall with large storage cupboard and boiler cupboard

Kitchen

8'5" x 9'9" (2.59 x 2.99)
Modern fitted kitchen with electric cooker, fridge freezer and washer-drier

Living Room

21'3" x 10'7" (6.48 x 3.25)
Large living room with doors to covered balcony at both ends of the room

Bedroom 1

10'11" x 9'10" (3.35 x 3.00)
Double bedroom

Bedroom 2

9'10" x 7'10" (3.00 x 2.41)

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.

Bathroom

Bathroom with electric shower over the bath, heated towel rail, WC and hand basin

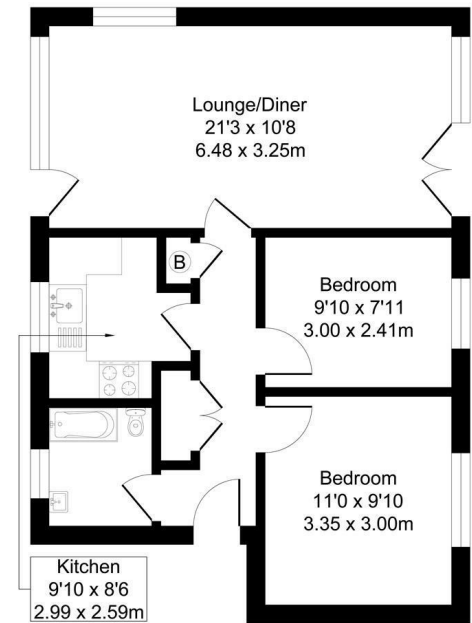
Parking and Garden

Communal gardens and one parking space in front of single garage

Key information

EPC Rating – C
Council Tax Band – B (South Cambridgeshire Council)
Rent – £1425 pcm (£328 pw)
Deposit – £1644
Available unfurnished 5th September 2026
Long term tenancy

- First Floor Apartment
- 2 Bedrooms
- Double Glazing & Gas Central Heating
- Unfurnished
- 54.8 sqm / 590 sqft
- Great Location
- Communal Gardens
- Single Garage and Parking For One Car
- Large Living Room
- Modern Fitted Kitchen



Total Area: 54.8 m² ... 590 ft²
All Measurements are approximate and for display purposes only

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	