



Bush & Co.



17 Albemarle Way, - £1,400 PCM

A well presented top floor two double bedroom maisonette arranged over two floors conveniently located within easy reach of the Science and Business Parks, Cambridge North station, City Centre and A14.

### Entrance Hall

### Living Room

11'6" x 11'2" (3.51 x 3.41)  
Living Room with patio door opening to private balcony

### Kitchen-Dining Room

13'1" x 11'2" (4.01 x 3.41)  
Spacious kitchen-dining room with laminate floor and fitted with gas hob, electric oven, fridge freezer, dishwasher, washing machine and drier,

### Bedroom 1

11'2" x 11'0" (3.42 x 3.37m)  
Double bedroom with fitted wardrobes

### Bedroom 2

11'7" x 11'1" (3.55 x 3.40m)  
Double Bedroom with fitted shelves and 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

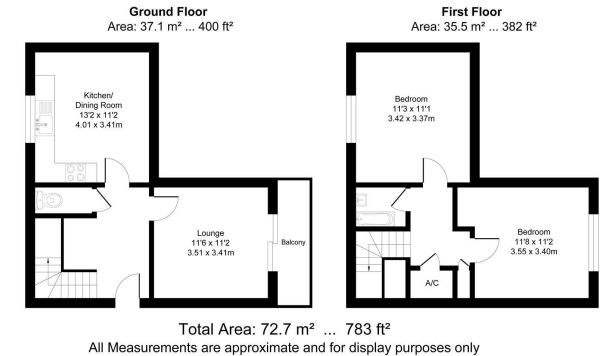
### Bathroom

Bathroom with electric shower over bath

### Key information

EPC Rating – C  
Council Tax Band – B  
Rent – £1400 pcm (£323 pw)  
Deposit – £1615  
Available unfurnished 7 April 2025  
Long term tenancy

- Spacious Two Double Bedroom Apartment
- Living Room with Balcony
- Off Street Parking Available
- Communal Garden
- Sorry, No Smokers
- Unfurnished Property
- Gas Central Heating and Double Glazing
- Shed which holds 2 bicycles
- Sorry, No Pets Allowed



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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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