



Bush & Co.

2 Beagle Court, Cambridge - £995 Per Month

A recently redecorated one bedroom first floor apartment located in the popular village of Cottenham situated just off the High Street which offers a variety of shops and amenities and providing quick access to surrounding villages and the A14 and A10.

Entrance

Ground floor communal entrance with stairs leading to first floor apartment (communal entrance shared with one other property)

Entrance Hall

Entrance hall with newly laid flooring and cupboard housing the water tank

Living Room/Kitchen

Bright living room overlooking the High Street with two large sash windows flooding the room with lots of natural light and newly laid carpet
The small kitchen area comprises washing machine, under counter fridge and a newly installed electric oven with extractor hood

Living Room - 4.16 x 4.15m

Kitchen - 2.61 x 1.47m

Bedroom

11'7" x 9'8" (3.54 x 2.95)

Rear double bedroom with newly laid

carpet and spacious wardrobe with clothes rail

Bathroom

Bathroom with electric shower over bath, WC and hand basin

Parking

Plenty of off street parking available to the rear of Beagle Court in a communal car park which also includes bin storage

Key Information

EPC Rating – D

Council Tax Band – B (South Cambridgeshire Council)

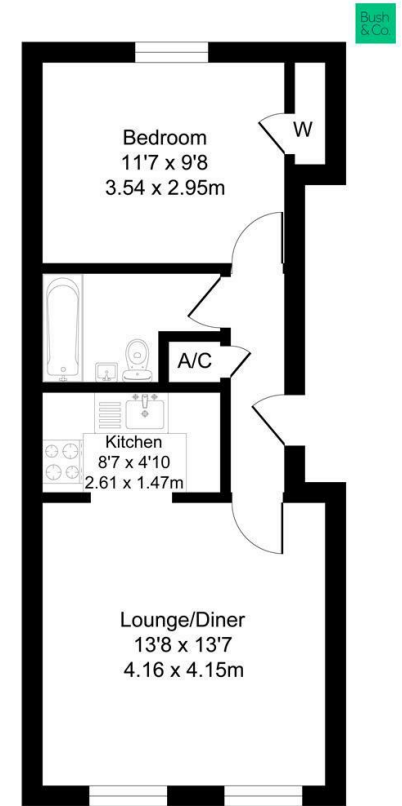
Rent – £995 pcm (£229 pw)

Deposit – £1148

Available unfurnished now

Long term tenancy

- One Bedroom Apartment
- Recently Redecorated
- Unfurnished
- Rear Communal Car Park
- New Carpets Laid In The Living Room & Bedroom
- First Floor
- 43.6 sqm / 470 sqft
- Double Glazing & Electric Storage Heaters
- Bin Store
- Located Off Cottenham High Street



Total Area: 43.6 m² ... 470 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Vary 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	
	64
	73
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Vary 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	
EU Directive 2002/91/EC	
England & Wales	

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.

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