



Bush & Co.

22 Winstanley Court, Cambridge - £1,400 PCM

A recently redecorated, two bedroom first floor apartment located just off Cromwell Road, enjoying easy access to the City Centre, many shops and amenities, local gyms, the mainline Train Station and Addenbrookes Hospital. Further benefits include pretty communal gardens and plenty of off street parking.

Communal Entrance

Secure communal entrance with stairs leading to first floor

Entrance Hall

Entrance hallway with phone intercom system

Living/Dining Room

18'2" x 14'6" (5.54 x 4.42)
Spacious lounge/dining room

Kitchen

9'0" x 7'10" (2.76 x 2.41)
Kitchen fitted with electric cooker with extractor hood, fridge freezer and washing machine

Bedroom 1

10'9" x 8'11" (3.29 x 2.73)
Double bedroom

Bedroom 2

10'4" x 6'7" (3.17 x 2.03)
Second small double bedroom

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.

Bathroom

Bathroom with electric shower over bath, WC and hand basin

Garden & Parking

Pretty communal gardens with bin and bike store and plenty of off street parking available (no permit required)

Key Information

EPC Rating – B

Council Tax Band – C (Cambridge City Council)

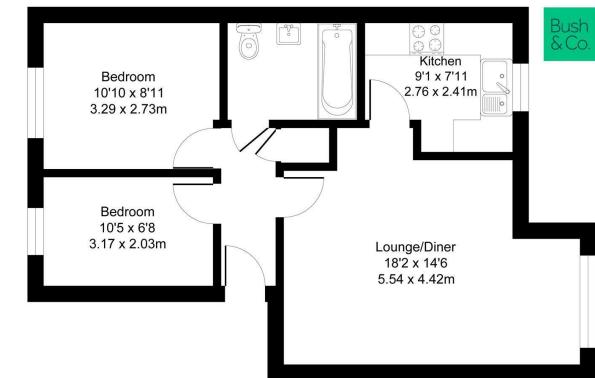
Rent – £1400 pcm (£323 pw)

Deposit – £1615

Available unfurnished now

Long term tenancy

- Two Bedroom Flat
- First Floor
- Unfurnished
- Recently Redecorated
- 51.9 sqm / 559 sqft
- Off Street Parking Available
- Communal Gardens
- EPC Rating B
- Double Glazing
- Electric Heating



Total Area: 51.9 m² ... 559 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(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	78	78
(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	

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