



Bush & Co.

Flat 3 55 Roseford Road, Cambridge - £1,400 PCM

A very modern and bright first floor, two bedroom apartment located just off Histon Road within walking distance of many shops, cafes and local amenities and providing excellent access to the Science and Business Parks, Cambridge North train station, the City Centre and major road links including the A14 and M11. The apartment benefits from having fitted wardrobes in the master bedroom, a large communal rear garden which is regularly maintained, bike storage and driveway parking which is not allocated.

Communal Entrance

Secure communal entrance with stairs leading to first floor apartment

Kitchen/Living Room

17'4" x 11'5" (5.29 x 3.49)
Spacious open plan kitchen/living room with wood laminate flooring. The modern kitchen is equipped with an electric hob and oven with extractor hood and a range of integrated appliances including a slimline dishwasher, washing machine and fridge and freezer.

Bedroom 1

11'8" x 8'0" (3.57 x 2.46)
Rear double bedroom with fitted wardrobes

Bedroom 2

11'8" x 8'2" (3.57 x 2.49)
Second rear 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

Modern bathroom with shower over bath, WC, hand basin with storage, extractor fan and heated towel rail

Garden & Parking

Rear enclosed large communal garden mostly laid to lawn with bin and bike storage (gardening included)
Driveway parking available (not allocated)

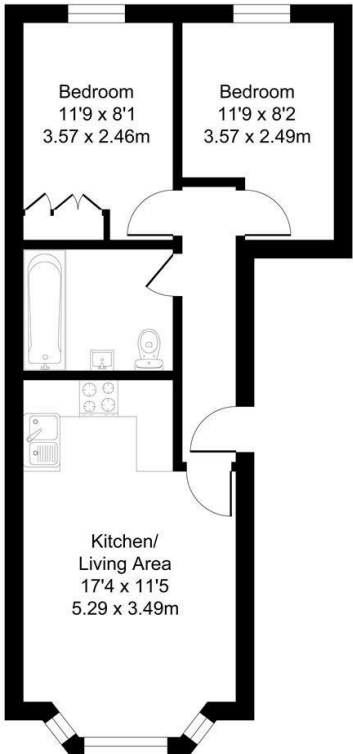
Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 17th April 2026
Long term tenancy
Communal rear garden with bin and bike storage
Driveway parking available (not allocated)

- Two Bedroom Apartment
- 44.8 sqm / 483 sqft
- Gas Central Heating
- Driveway Parking (Not Allocated)
- Bright & Spacious
- First Floor
- Unfurnished
- Double Glazing
- Bin and Bike Storage
- Rear Communal Garden (Gardener Included)



Flat 3, 55 Roseford Road, Cambridge



Total Area: 44.8 m² ... 483' 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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