

Bush & Co.

# 2 Gilmerton Court, Cambridge - £1,600 PCM

A bright and sunny second floor two bedroom apartment in a popular development located just off Long Road, offering quick and easy access to Addenbrookes Hospital, the City Centre, the A10 and M11 and many local amenities. The apartment comes furnished and has a single garage available at an additional monthly cost if required.

#### **Communal Entrance**

Ground floor entrance with stairs leading to apartment and entry phone system (for use by 2 flats only)

#### **Entrance Hall**

With built in double cupboard and entry phone system

#### Kitchen

10'9" x 7'6" (3.28 x 2.29m)

Recently refitted modern kitchen with gas hob, electric double oven, washing machine and fridge freezer

# **Living Room**

29'11" x 12'9" (9.14 x 3.89m)

Superb south facing living/dining room with full length sliding doors to the balcony

# **Balcony**

Sunny south facing balcony

#### Bedroom 1

14'9" x 9'10" (4.50 x 3.00)

Bright double bedroom with built in wardrobes and oak flooring

#### Bedroom 2

12'5" x 7'8" (3.81 x 2.36m)

Double bedroom with oak flooring, fitted wardrobe and desk

### **Bathroom**

Bathroom with shower over the bath

# **Key Information**

EPC Rating - TBC

Council Tax Band – D (Cambridge City Council)

Rent – £1600 pcm (£369 pw)

Deposit - £1846

Available furnished Now

Long term tenancy

Single garage available at an additional cost of £150 pcm

Off Street Parking (space limited and not quaranteed)

Pretty communal gardens

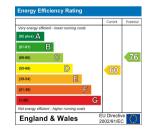
- Two Bedroom Second Floor Furnished Apartment
- Ideally located for access to Addenbrookes Hospital, A10 and MII
- Quick access to the city centre
- South facing living room and bedrooms
- Gas central heating and double glazing
- Single garage available at an additional cost of £150 pcm
- Off Street Parking (space limited and not quaranteed)
  - Communal gardens
- Regret no Pets
- Regret no Smoking

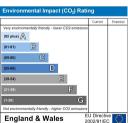












# **IMPORTANT NOTICE**

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