



Bush & Co.



## 36 St Bedes Crescent, Cambridge - £1,225 PCM

A recently refurbished one bedroom first floor apartment located off Cherry Hinton Road providing good access to Addenbrooke's Hospital, the mainline Train Station, the City Centre and many local shops and amenities.

### Entrance Hall

Entrance hall with large storage cupboard

### Living Room

22'5" x 11'10" (6.85 x 3.61)  
Open plan bright living room/kitchen

### Kitchen

The kitchen is equipped with a gas cooker, under counter fridge and freezer and washer drier

### Bedroom

12'11" x 10'2" (3.96 x 3.12)  
Double bedroom with fitted wardrobes

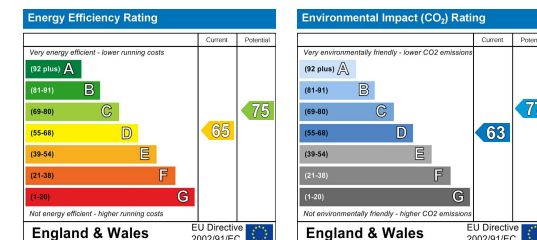
### Bathroom

Bathroom with electric shower over the bath, WC and hand basin

### Key information

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1225 pcm (£282 pw)  
Deposit – £1413 now  
Long term tenancy

- One Bedroom Apartment
- Unfurnished
- Gas Central Heating
- Off Street Parking
- Close To Local Amenities & City Centre
- First Floor
- 46.4 sqm / 499 sqft
- Double Glazing
- Sorry, No Pets or Smoking
- 1 Bathroom



### 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.

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