



Bush & Co.

## 24A Sleaford Street, Cambridge - £1,995 PCM

A recently refurbished three bedroom ground floor apartment on Sleaford Street conveniently located close to the City Centre, Beehive Centre, Retail Park and mainline Train Station and within walking distance to many shops, cafes and local amenities. The property comes unfurnished and available to professional share groups or full time students. Bills are not included and all tenants will be required to have individual UK based guarantors.

### Entrance

Communal entrance hall shared with one other apartment

### Kitchen/Living Room

9'11" x 17'8" (3.04 x 5.40)

Open plan kitchen/living area with back door leading to enclosed paved garden with side access

The newly installed modern kitchen comes equipped with a washer dryer, microwave, electric hob and oven with extractor hood and free standing fridge freezer

### Bedroom 1

14'1" x 9'3" (max) (4.31 x 2.84 (max))

Spacious front double bedroom

### Bedroom 2

6'8" x 15'3" (2.04 x 4.65)

Front long second bedroom

### Bedroom 3

Rear third bedroom with two interlinking rooms

2.07 x 2.53m - Front

2.73 x 2.71m (max) - Rear

### Shower Room

Spacious shower room with shower enclosure, WC, hand basin and storage

### Garden & Parking

Rear enclosed shared paved garden with side access and shed for storage  
Street parking available (no permit required)

### Key Information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1995 pcm (£460 pw)

Deposit – £2301

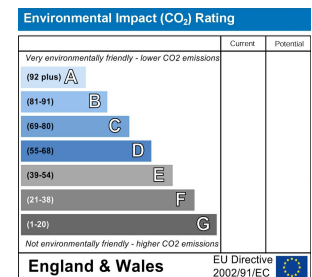
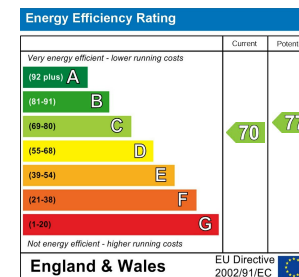
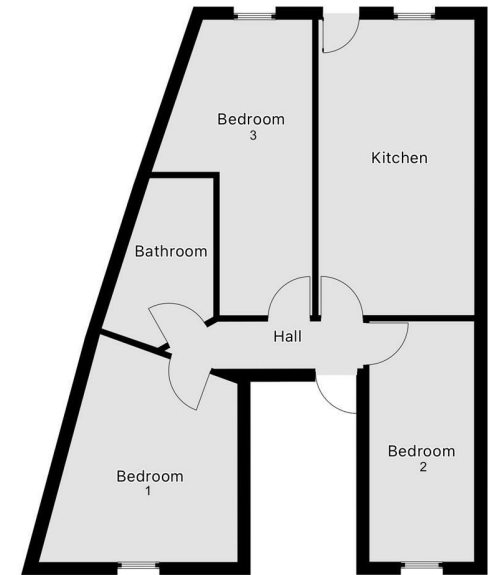
Available unfurnished now

Long term tenancy

UK based guarantors required for all tenants

Bills not included

- Ground Floor Apartment
- Recently Refurbished
- Great Location
- Gas Central Heating
- 69 sqm / 742 sqft
- Three Bedrooms
- New Kitchen Installed
- Sorry, No Pets or Smokers
- Fully Double Glazed
- Available Now!



### 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