

Bush & Co.

37 Lichfield House, Cambridge - £1,700 PCM

A spacious, modern two bedroom apartment located in a very popular development offering very quick access to the railway station, city centre, Addenbrookes Hospital and a short walk to a wide range of shops and amenities.

Communal Entrance
Communal entrance hall with stairs and lift
Telephone entry system

Entrance Hallway
Entrance hallway with storage cupboard containing consumer unit and further cupboard containing the hot water tank
Phone entry system

Living Dining Room
16'11" x 10'3" (5.18 x 3.13)
Bright, spacious open plan living room opening to the kitchen area
Doors to the balcony

Kitchen Area
10'1" x 5'11" (3.09 x 1.82)
Fitted kitchen with electric hob and oven, washing machine, slimline dishwasher and fridge freezer

Balcony
10'5" x 7'7" (3.18 x 2.33)

Bedroom 1
11'1" x 11'5" (3.38 x 3.50)
Double bedroom with built in wardrobe and ensuite shower room

Ensuite Shower Room

Bedroom 2
9'4" x 9'9" (2.85 x 2.98)
Smaller double bedroom

Bathroom
Bathroom with shower over the bath

Parking and Bike Store
One allocated undercroft parking space
Bike Store

Key Information
EPC Rating – C
Council Tax Band – C
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished now
Long term tenancy

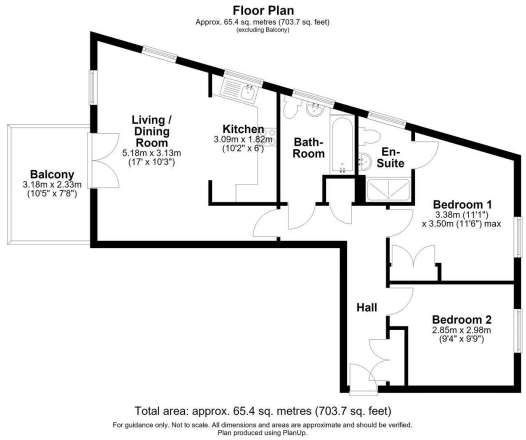
- Two Bedroom Unfurnished Modern Apartment
- Ideally located for access to shops, train station, Addenbrookes Hospital
- Electric Heating and Double Glazing
- Bathroom with bath and Shower and ensuite shower room
- Allocated Undercroft Parking Space
- Bike Store
- Regret no smoking





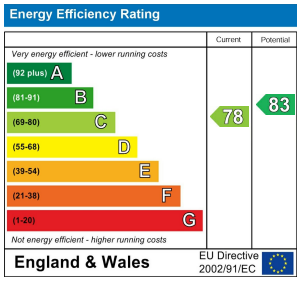


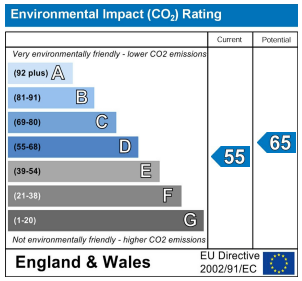




Total area: approx. 65.4 sq. metres (703.7 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.





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.

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