



Bush & Co.

36 Ventress Farm Court, Cambridge - £1,700 PCM

Very well presented and spacious 2 bedroom first floor apartment in this quiet, well established development offering quick access to Addenbrookes Hospital, Arm Holdings and the city centre, close to popular primary and secondary schools and walking distance to all the amenities of Cherry Hinton

Communal Entrance Hall

Entrance Hall

With storage cupboard

Living and Dining Room

24'10" x 11'10" m (7.57 x 3.63 m)
Wonderfully spacious dual aspect living room with plenty of room for dining furniture and sofas
Offered with dining table and 8 chairs, storage units
L shaped sofa, low chest and shelving

Kitchen

10'8" x 8'4" m (3.27 x 2.56 m)
Modern fitted kitchen with gas hob and electric oven, fridge freezer and washing machine
Breakfast bar area with 2 stools

Bedroom 1

14'4" x 9'9" (4.38 x 2.99)
Good sized double bedroom overlooking the communal gardens
Double bed and chest of drawers
Built in wardrobe with shelves and drawers

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.

Bedroom 2

12'9" x 7'3" (3.90 x 2.21)
Single bedroom with single bed, wardrobe and chest of drawers

Bathroom

Very smart newly refitted bathroom with shower over the bath

Key Information

EPC Rating – D

Council Tax Band – C

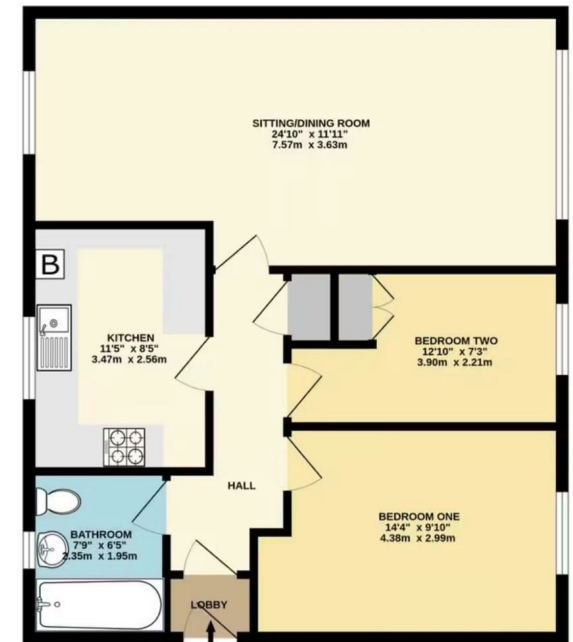
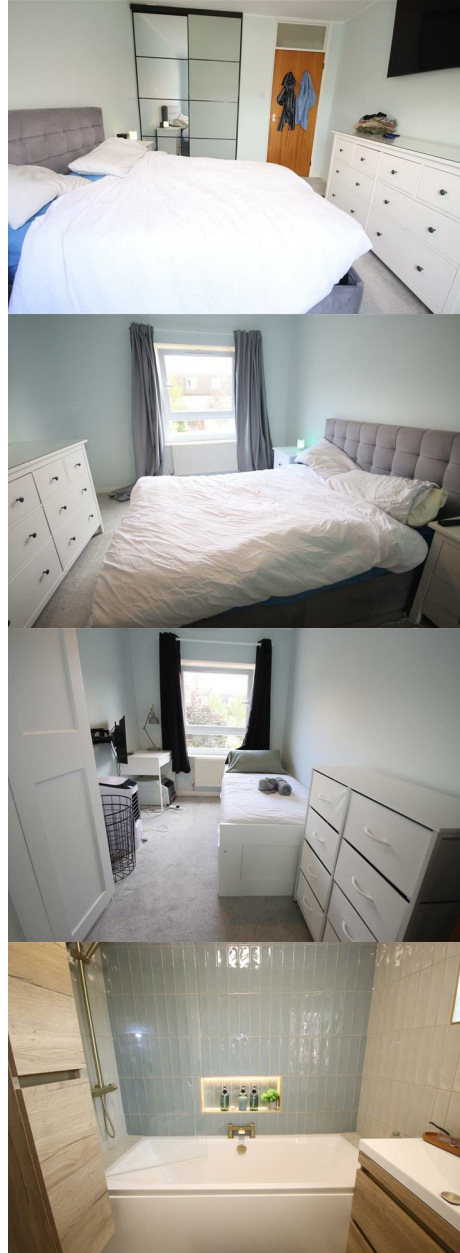
Rent – £1700 pcm (£392 pw)

Deposit – £1961

Available furnished 26 September 2026

Communal Gardens and Cycle Store

- Wonderfully spacious 2 bedroom apartment
- Easy access to Addenbrookes, Arm Holdings and City Centre
- Smart newly refitted bathroom
- Cycle Store
- Well established development
- Gas Central Heating and Double Glazing
- Communal Gardens
- Off street parking (not guaranteed)



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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