



Bush & Co.

46 Anns Road, Cambridge - £1,250 PCM

A newly refurbished two bedroom first floor apartment located just off Fison Road, with quick and easy access to the City Centre, many shops and local amenities and major road links including the A14, M11 and A10.

Entrance Hall

Entrance hall with storage cupboard

Living/Dining Room

14'9" x 14'2" (4.50 x 4.34)

Spacious living/dining room with two large windows adding lots of natural light, newly laid carpet and storage cupboard housing the boiler

Kitchen

10'4" x 6'9" (3.15 x 2.08)

Fitted kitchen with electric cooker, washing machine, under counter fridge and pantry cupboard

Bedroom 1

11'5" x 10'8" (3.50 x 3.27)

Double bedroom with newly laid carpet

Bedroom 2

9'8" x 6'9" (2.97 x 2.08)

Second bedroom with newly laid carpet

Bathroom

Spacious bathroom with electric shower over bath, WC, hand basin and cupboard

Garden & Parking

Communal garden and plenty of parking available

Key Information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

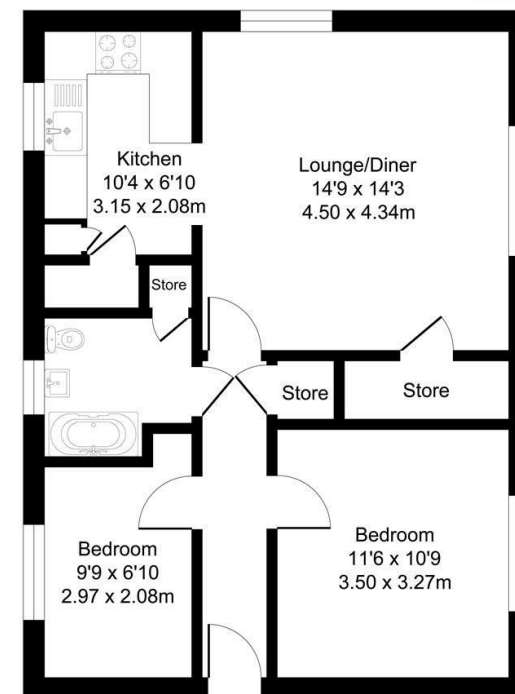
Rent – £1250 pcm (£288 pw)

Deposit – £1442

Available unfurnished now

Long term tenancy

- Two Bedroom Apartment
- Spacious Living/Dining Room
- Gas Central Heating
- Recently Refurbished
- 59.8 sqm / 644 sqft
- First Floor
- Unfurnished
- Double Glazed Throughout
- Off Street Parking Available
- New Carpets Installed



Total Area: 59.8 m² ... 644 ft²
All Measurements are approximate and for display purposes only

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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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