



Bush & Co.

# Flat 4, 55 Roseford Road, Cambridge - £1,450 PCM

A delightful top floor, two bedroom modern apartment located just off Histon Road within walking distance of shops, cafes and many local amenities and offering quick and easy access to the Science and Business Parks, Cambridge North train station, City Centre, A14 and M11.

## Communal Entrance

Secure communal entrance with entry phone system and stairs leading to first floor

## Entrance Hallway

Entrance hallway with more stairs leading to top floor

## Living Room/Kitchen

18'0" x 15'0" (5.50 x 4.58)  
Open plan living room/kitchen with laminate flooring and two Velux windows in the kitchen.  
The kitchen is equipped with electric hob and oven, slimline dishwasher, washer dryer and under counter fridge and freezer

## Bedroom 1

11'5" x 8'2" (3.48 x 2.51)  
Front double bedroom with laminate flooring, built in wardrobe and Velux windows

## Bedroom 2

11'6" x 6'2" (3.51 x 1.90)  
Rear small double bedroom with built in wardrobe

## Bathroom

5'4" x 7'10" (1.65 x 2.39)  
Bathroom with shower over the bath, WC, heated towel rail and hand basin

## Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 27th February 2026

Long term tenancy

Communal rear garden with bins and bike storage (gardener included)  
Driveway parking available (not allocated)

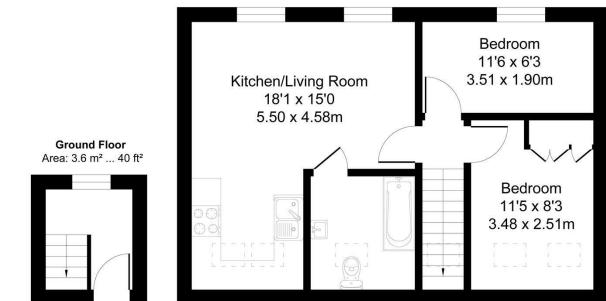
- Top Floor Apartment
- Double Glazing
- Sorry, No Smokers
- Rear Communal Garden
- Open Plan Living Room/Kitchen
- 48 sqm / 519 sqft
- Gas Central Heating
- Sorry, No Pets
- Two Bedrooms
- Driveway Parking Available



## Flat 4, 55 Roseford Road, Cambridge

First Floor

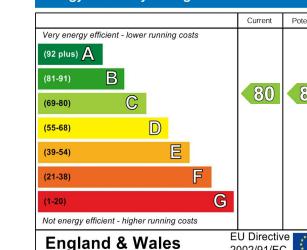
Area: 44.4 m<sup>2</sup> ... 479 ft<sup>2</sup>



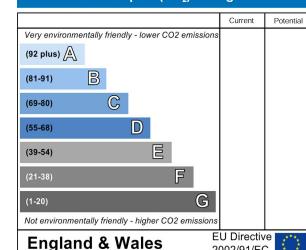
Total Area: 48.0 m<sup>2</sup> ... 519 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## 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.

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