



Bush & Co.

## 74A Humberstone Road, Cambridge - £1,320 PCM

A well presented one bedroom ground floor apartment located just off De Freville Avenue ideally located for easy access to the river and nearby midsummer common which offers a quick and scenic walk or bike ride into the City Centre. The property also offers good access to the Science and Business Parks and Cambridge North station.

### Kitchen

9'9" x 6'2" (2.99 x 1.89)  
Small fitted kitchen area with fridge freezer, electric hob and oven with extractor hood and microwave  
There is a tumble dryer and washing machine in the hallway between the kitchen and bathroom

### Bathroom

6'10" x 8'6" (2.09 x 2.60)  
Spacious bathroom with shower over bath

### Living Room

8'3" x 9'3" (2.52 x 2.83)  
Living room located off the kitchen with large storage cupboard

### Bedroom

11'6" x 9'4" (3.51m x 2.85)  
Double bedroom with carpet and old Victorian fire place (for decorative use only)

### 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.

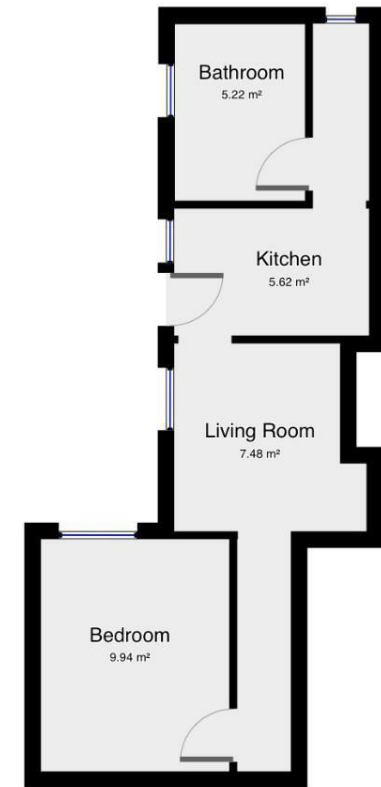
### Garden & Parking

Enclosed paved garden area with shed and street parking available (permit required)

### Key Information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1320 pcm (£304 pw)  
Deposit – £1523  
Available unfurnished 10th April 2026  
Long term tenancy

- Ground Floor Apartment
- One Bedroom
- Unfurnished
- Enclosed Paved Garden with Shed
- Street Parking (Permit Required)
- Double Glazing
- Gas Central Heating
- 39 sqm / 419 sqft
- Great Location



Ground Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Vary energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Vary environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	71		76
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	