



Bush & Co.

## 10 Harvey Goodwin Gardens, Cambridge - £1,100 Per Month

A well presented and recently redecorated ground floor one bedroom apartment in a quiet corner just off Victoria Road, offering quick access to the City Centre, Science and Business Parks and major road links including the A14 and M11. The property benefits from having an on site launderette which is also located on the ground floor, pretty communal gardens, bike storage and plenty of off street parking.

### Communal Entrance

Secure communal entrance leading through to the ground floor apartment

### Kitchen/Living Room

21'6" x 9'1" (6.56 x 2.79)  
Open plan living room and kitchen with back door leading to pretty communal gardens and additional parking  
The kitchen offers ample storage and equipped with a breakfast bar, electric hob and oven with extractor hood and under counter fridge freezer

### Bedroom

10'0" x 7'6" (3.05 x 2.30)  
Double bedroom with carpet and mirrored sliding wardrobes

### 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.

### Bathroom

Bathroom which offers a bath with overhead electric shower, WC, hand basin and newly installed extractor fan

### Parking & Garden

Plenty of off street parking with bike storage and pretty communal gardens

### Key Information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1100 pcm (£253 pw)  
Deposit – £1269  
Available unfurnished 25th July 2026

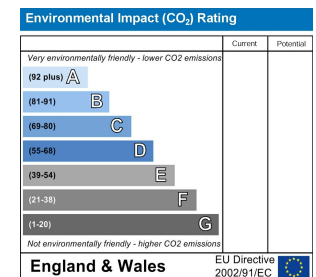
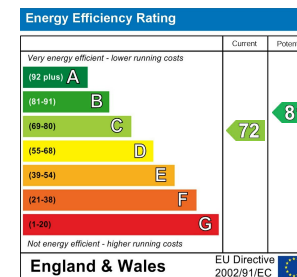
Long term tenancy  
Use of an on site launderette with washing machines and tumble driers

- One Bedroom Apartment
- Recently Redecorated
- Double Glazing
- On Site Launderette
- Off Street Parking Available
- Ground Floor
- 31.9 sqm / 344 sqft
- Electric Heating
- Communal Gardens
- Superb Location



Total Area: 31.9 m<sup>2</sup> ... 344 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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