



Bush & Co.

14 Wheaton House Staffordshire Street, Cambridge - £1,400

Per Month

A spacious two bedroom top floor maisonette with accommodation on two levels, perfectly located a few minutes from the shops and restaurants in the Grafton Centre and within walking distance of the City Centre and mainline railway station.

### Entrance Hall

Entrance hall with stairs to first floor

### Kitchen

8'6" x 11'9" (2.61 x 3.59)

Kitchen looking out at the front of the building with electric cooker, fridge and freezer and washing machine  
Gas boiler, Cupboard containing water tank and meters

### Living room

14'5" x 13'9" (4.40 x 4.21)

Bright living room with bay window

### Bedroom 1

14'5" x 8'9" (4.39m x 2.67m)

Rear double bedroom with wardrobe cupboard

### Bedroom 2

10'11" x 8'7" (3.33m x 2.62)

Front double bedroom with wardrobe cupboard

### Bathroom

Bathroom with electric shower over the bath

### Key Information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

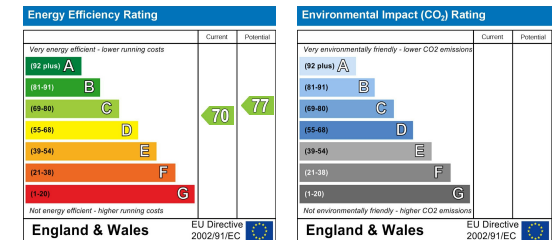
Rent – £ 1400pcm (£323 pw)

Deposit – £1615

Available unfurnished now

Long term tenancy

- Centrally Located Two Bedroom Maisonette
- Walking Distance to Grafton Centre and City Centre
- Top Floor
- Accommodation on Two Floors
- Walking Distance to mainline station
- Gas central heating and double glazing
- Available now



### 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.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk