



Bush & Co.

## 63C Orchard Road, Cambridge - £1,250 PCM

An extremely spacious two bedroom apartment on two floors with large living area located in popular Great Shelford just minutes from the cycle path to Addenbrookes, walking distance to the mainline station, shops and local amenities and with good road access to the City Centre, A10 and M11.

### Kitchen/Dining Room

14'7" x 15'8" (4.47 x 4.80)

Large kitchen/dining room with electric cooker, fridge freezer and washer/dryer

### Living Room

16'6" x 25'5" (5.03 x 7.77)

Very spacious sitting room

### Bedroom 1

14'7" x 14'8" (4.45 x 4.48)

First Floor double bedroom with ensuite toilet and basin

### Bedroom 2

10'7" x 9'8" (3.23 x 2.95m)

Good sized second bedroom

### Bathroom

Bathroom with shower over bath

## Key Information

### 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.

EPC Rating – D  
Council Tax Band – C  
Rent – £1250 pcm (£288 pw)  
Deposit – £1442  
Available unfurnished now  
Long term tenancy

- Spacious Flat on Two Floors
- Gas central heating and double glazing
- Walking distance to mainline station and village amenities
- Unfurnished Property
- Off Street Parking (not allocated)
- Walking distance to Addenbrookes cycle path

