



Bush & Co.

12 The Terrace, Cambridge - £1,450 PCM

A well presented two bedroom ground floor apartment located just off Cromwell Road with good access to the mainline Train Station, the City Centre, Addenbrookes Hospital and A14/M11 and just a short walk to the Beehive Centre, Retail Park and many shops, restaurants and local amenities. Further benefits include one off street parking space and communal gardens.

Entrance Hall

Ground floor entrance hall

Living Room/Kitchen

22'2" x 11'0" (6.78 x 3.37)
Spacious open plan living room/kitchen with gas hob and electric oven, washer-drier, fridge freezer and dishwasher

Bedroom 1

8'11" x 13'1" (2.72 x 4.00)
Rear double bedroom with fitted wardrobes

Bedroom 2

9'3" x 7'0" (2.84 x 2.15)
Front single bedroom/study

Bathroom

5'7" x 7'1" (1.71 x 2.17)
Bathroom with shower over bath, WC and hand basin

Parking & Garden

One allocated parking space and rear communal garden

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished now
Long term tenancy

- Ground Floor Apartment
- Two Bedrooms
- Unfurnished
- 50.5 sqm / 544 sqft
- Sorry, No Smokers
- Sorry, No Pets Allowed
- Double Glazing
- Gas Central Heating
- One Allocated Parking Space
- Communal Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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