



Bush & Co.

## 9 Woottens Close, Cambridge - £895 PCM

A well presented first floor apartment in the popular village of Comberton with easy access to the M11 and Cambridge City Centre and within walking distance of local shops and amenities.

### Entrance Hallway

With two storage cupboards

### Kitchen

11'8" x 7'4" (3.58 x 2.26)  
Modern fitted kitchen with electric hob and oven, washer drier and fridge freezer

### Living Room

16'11" x 10'4" (5.17 x 3.15)  
Spacious living room with electric fire

### Bedroom

10'7" x 10'5" (3.25 x 3.18)  
Double bedroom with built in wardrobe

### Bathroom

With electric shower over bath

### Garden & Parking

Rear communal gardens and bin store  
Street parking available

### 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.

Lettings Office:  
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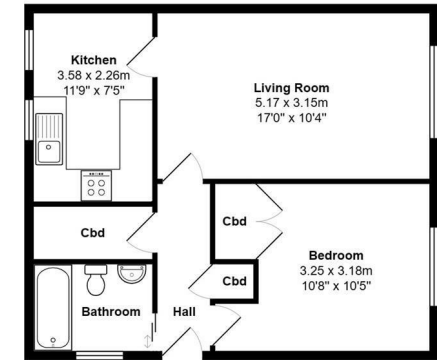
### Key information

EPC Rating – C  
Council Tax Band – B (South Cambridgeshire Council)  
Rent – £895 pcm (£206 pw)  
Deposit – £1032  
Available unfurnished 10th May 2024  
Long term tenancy

- First floor apartment
- Electric heating
- 1 Bathroom
- Street parking available
- Bin store
- Double glazing
- 1 Bedroom
- 1 Reception
- Communal gardens



### 9 Woottens Close Comberton



First Floor

Total Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		69	
		79	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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