



Bush & Co.

## 4 Swallow Close, Longstanton - £1,100 PCM

A well presented two bedroom ground floor apartment in a quiet cul de sac in Longstanton offering quick and easy access to Longstanton Park and Ride, Cambridge Centre, A14 and M11.

### Communal Entrance

Secure communal front and rear access leading to ground floor apartment

### Entrance Hall

### Living Room/Kitchen

17'10" x 14'4" (5.45 x 4.38)  
Bright open plan living room/kitchen with bay window and wood flooring  
Fitted kitchen with gas hob, electric oven, fridge freezer, dishwasher and washing machine

### Bedroom 1

12'6" x 9'1" (3.83 x 2.77)  
Master bedroom with fitted wardrobe and ensuite shower room

### Bedroom 2

10'9" x 8'3" (3.28 x 2.53)  
Second bedroom

### 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.

### Bathroom

Main bathroom with hand shower attachment

### Key information

EPC Rating – C  
Council Tax Band – B (South Cambridgeshire Council)  
Rent – £1100 pcm (£253 pw)  
Deposit – £1269  
Available unfurnished 14th June 2024  
Long term tenancy  
Allocated parking for one car

- Ground floor apartment
- 2 Bedrooms
- Unfurnished
- Gas central heating
- Sorry, no smokers
- Sorry, no pets
- Allocated parking
- Double glazing

