



Bush & Co.

## 77 Riverside Place, Cambridge - £1,650 PCM

A superb one bedroom, top floor penthouse apartment in beautifully designed development with a balcony over looking the River Cam.

The apartment is within easy reach of the City centre and railway station with many shops and amenities close by.

### Entrance Hall

Security entrance hall

### Open Plan Living Room

19'9" x 20'2" (6.04 x 6.17)

Open plan living room with kitchen area with Amtico type flooring and fitted kitchen with electric hob and oven, dishwasher, washer-drier and fridge freezer and doors to balcony over looking the river,

### Bedroom

10'1" x 17'5" (3.08 x 5.31)

Double bedroom with wardrobe cupboard and en-suite shower room

### Ensuite Shower Room

### Bathroom

Bathroom with shower over the bath,

### 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.

### Key information

EPC Rating – D

Council Tax Band – C

Rent – £1650 pcm (£380 pw)

Deposit – £1903

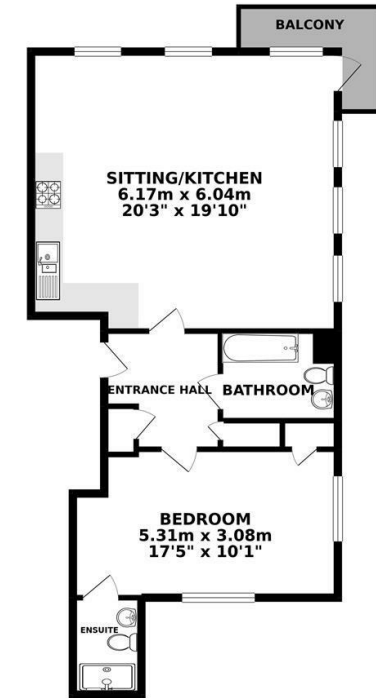
Available : unfurnished 26 July 2024

Long term tenancy

- Superb Top Floor Penthouse Flat
- Sunny balcony over looking the river
- Unfurnished Property
- Secure Garage Parking and visitor spaces
- Electric Heating and double glazing
- Bike Parking
- Sorry, No Smokers
- Sorry, No Pets Allowed



GROUND FLOOR 73.00 sq. m.  
( 785.73 sq. ft. )



TOTAL FLOOR AREA : 73.00 sq. m. ( 785.73 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b> <b>65</b>

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