



Bush & Co.



## 23 Bailey House, Cambridge - £1,450 PCM

A well presented modern top floor one bedroom apartment with balcony, located in this popular development, within walking distance to the mainline train station, the City Centre and a variety of shops, cafes and local amenities.

### Communal Entrance

Secure entrance with stairs to top floor (no lift)

### Entrance Hall

With two storage cupboards

### Living/Dining Room

15'8" x 13'1" (4.80 x 4.00)  
Open plan living/dining room located just off the kitchen with wooden flooring and door to balcony

### Kitchen

10'10" x 6'2" (3.31 x 1.90)  
Fitted kitchen with fridge freezer, washer drier and electric hob and oven

### Bedroom

12'5" x 10'5" (3.80 x 3.20)  
Generously sized double bedroom

with built in wardrobes, wooden floor and door to balcony

### Bathroom

Tiled bathroom with shower over bath

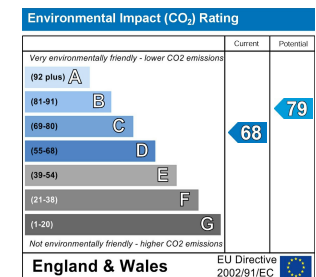
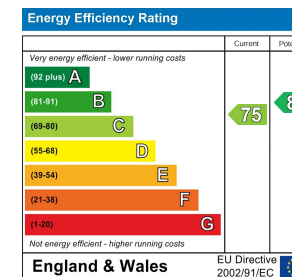
### Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1450 pcm (£334 pw)  
Deposit – £1673  
Available unfurnished 10th August 2024  
Long term tenancy  
Secure allocated parking space and bike storage  
Rent includes water charges

- 1 Bedroom
- Unfurnished
- Sorry, no pets
- Double glazing
- Water included in the rent
- Top floor flat
- Sorry, no smokers
- Secure allocated parking available
- Electric heating



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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### 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.

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