



Bush & Co.

## 54 Cowper Road, Cambridge - £1,350 PCM

A delightful first floor, one bedroom maisonette ideally located off Cherry Hinton Road offering quick and easy access to Addenbrookes Hospital, the mainline train station and Cambridge City Centre and within walking distance from a wide variety of shops and local amenities.

### Entrance Hallway

Downstairs hallway with stairs to the first floor apartment

### Kitchen

11'5" x 10'2" (3.50 x 3.10)  
Modern rear kitchen with breakfast bar, gas cooker, fridge, freezer and washing machine

### Bedroom

10'2" x 10'8" (3.10 x 3.26)  
Bright double bedroom

### Living Room

15'1" x 10'9" (4.60 x 3.28)  
Spacious front living room

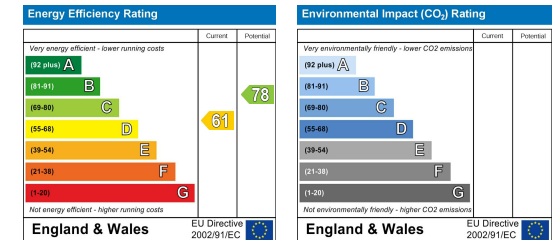
### Bathroom

Tiled bathroom with shower over bath, WC and hand basin

### Key information

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1350 pcm (£311 pw)  
Deposit – £1557  
Available unfurnished 17th October 2024  
Long term tenancy

- 1 Bedroom
- 1 Bathroom
- Unfurnished
- Street parking
- Modern kitchen
- 1 Receptions
- Flat
- Gas central heating
- Double glazing



### 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.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

Sales Office:  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 sales@bushandco.co.uk