



Bush & Co.

## 7A Milton Road, Cambridge - £1,330 PCM

A delightful first floor one bedroom apartment located just off Milton Road providing good access to the A14/M11 and the Science and Business Parks and within walking distance of Midsummer Common, Jesus Green, the City Centre and a wide variety of many shops, cafes and local amenities.

### Entrance

Ground floor entrance with stairs leading to first floor

### Kitchen/Living Room

17'2" x 11'7" (5.24 x 3.55)

Bright open plan kitchen/living room with large bay window offering lots of natural light.

The modern kitchen is fitted with fridge freezer, electric hob and oven and integrated washer drier and slimline dishwasher

### Bedroom

11'9" x 7'10" (3.59 x 2.40)

Double bedroom with built in wardrobes

### Shower Room

Shower room with WC and hand basin

### Key information

EPC Rating – D

Council Tax Band – B (Cambridge City Council)

Rent – £1330 pcm (£306 pw)

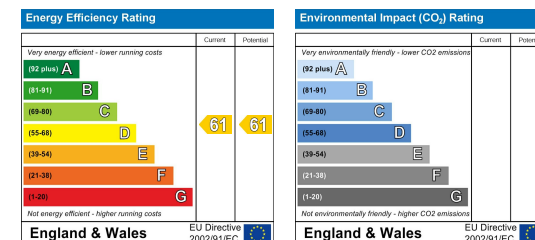
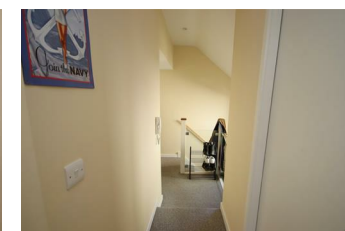
Deposit – £1534

Available unfurnished now

Long term tenancy

Bike storage in communal rear garden

- First Floor Apartment
- One Bedroom
- Open Plan Kitchen/Living Room
- 39 sqm / 419 sqft
- Sorry, No Pets
- Sorry, No Smokers
- Bike Storage
- No Parking
- Double Glazing
- Electric Heating



### 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