



Bush & Co.



## 12A Whitehill Close, Cambridge - £1,200 PCM

A well presented first floor, unfurnished one bedroom maisonette in a quiet residential close just off Newmarket Road offering quick access to local shops and amenities, the City Centre, Retail Park and Beehive Centre and A14.

### Entrance Hallway

Private staircase leading to first floor

### Living Room

10'5" x 17'0" (3.20 x 5.20)  
Bright living room

### Kitchen

10'6" x 8'11" (3.22 x 2.72 )  
With gas cooker, fridge freezer and washing machine

### Bedroom

10'11" x 10'8" (3.33 x 3.26)  
Double bedroom

### Bathroom

With electric shower over bath

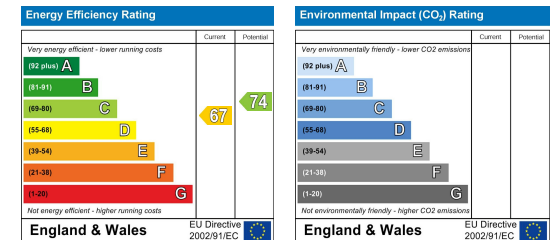
### Garden

Enclosed rear garden with lawn and mature trees, brick outbuilding and good sized front garden

### Key information

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1200 pcm (£276 pw)  
Deposit – £1384  
Available unfurnished 22nd April 2025  
Long term tenancy

- One Bedroom
- Unfurnished Maisonette
- 46 sqm / 495 sqft
- Gas Central Heating
- Double Glazing
- Sorry, No Pets
- Sorry, No Smokers
- Street Parking Available
- Garden



### 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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