



Bush & Co.

17 Ellesmere Road, Cambridge - £1,250 PCM

A well presented one bedroom ground floor apartment providing excellent access to the Science and Business Parks, Cambridge North Train Station, the City Centre and A14/M11 and within walking distance to many shops and local amenities. The partly furnished apartment comes with an allocated parking space for one car and benefits from having a bin store and bike shed.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hallway

Kitchen/Living Room

18'9" x 11'9" (5.73 x 3.60)
Bright open plan kitchen and living room with electric hob and oven, integrated fridge freezer and washer drier.
The living room is furnished with a table and four chairs and two shelving units

Bedroom

9'3" x 12'5" (2.82 x 3.80)
Double bedroom with chest of drawers and shelving unit

Shower Room

5'2" x 8'5" (1.58 x 2.59)
Spacious shower room with shower enclosure, heated towel rail, WC and hand basin

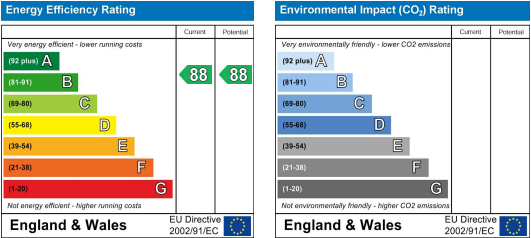
Parking & Facilities

One allocated parking space at the front of the building with bike shed and bin store

Key information

EPC Rating – B
Council Tax Band – B (Cambridge City Council)
Rent – £1250 pcm (£288 pw)
Deposit – £1442
Available part furnished 19th May 2025
Long term tenancy

- One Bedroom Apartment
 - Partly Furnished
 - Great Location
 - Sorry, No Smokers or Pets
 - 41 sqm / 441 sqft
- Ground Floor
 - Electric Heating & High Performance Glazing
 - Allocated Parking Available
 - Open Plan Kitchen/Living Room
 - Bin Store & Bike Shed



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.