



Bush & Co.



64 Wycliffe Road, Cambridge - £1,200 PCM

A one bedroom ground floor apartment within walking distance of many local shops, amenities and a large supermarket and offering quick and easy access to the mainline Railway Station, Addenbrookes Hospital and the A14.

### Kitchen

9'4" x 7'6" (2.85 x 2.29)

Fitted kitchen at the rear of the property with door to shared garden.

Complete with gas hob and electric oven, space for fridge and plumbing for washing machine (not supplied)

### Living Room

14'0" x 12'3" (4.29 x 3.75)

Spacious living room with wood laminate flooring

### Bedroom

10'9" x 11'8" (3.30 x 3.56)

Double bedroom with laminate flooring

### Bathroom

Bathroom with shower over the bath, WC and hand basin

### Study/ Office

6'8" x 4'11" (2.04 x 1.50)

### Key information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

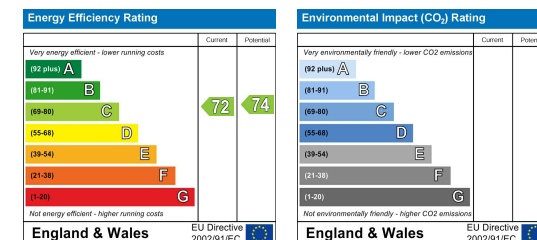
Rent – £1200 pcm (£276 pw)

Deposit – £1384

Available unfurnished 12th May 2025

Long term tenancy

- One Bedroom
- Ground Floor
- Apartment with Study Room
- Close To Shops and Amenities
- Off Street Parking
- Shared Garden
- Gas Central Heating
- Double Glazing
- 47 sqm / 505 sqft
- Unfurnished
- EPC Rating C



### 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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