



Bush & Co.



## 11 Cranwell Court, Cambridge - £1,150 PCM

A first floor, one bedroom apartment located on Histon Road within walking distance of many shops, cafes and local amenities, offering excellent access to the City Centre, Cambridge North train station, Science and Business Parks, A14 and M11.

### Communal Entrance

Secure communal entrance with stairs leading to apartment

### Entrance Hall

With front porch

### Living Room

15'10" x 8'11" (4.83 x 2.73)  
Front living room with table and chairs and sofa

### Kitchen

7'8" x 6'8" (2.34 x 2.04)  
Located off the living room with with fridge/freezer, washing machine and electric cooker

### Bedroom

9'11" x 8'11" (3.04 x 2.72)  
Double bedroom with double bed and fitted wardrobes

### Bathroom

Bathroom with shower over bath

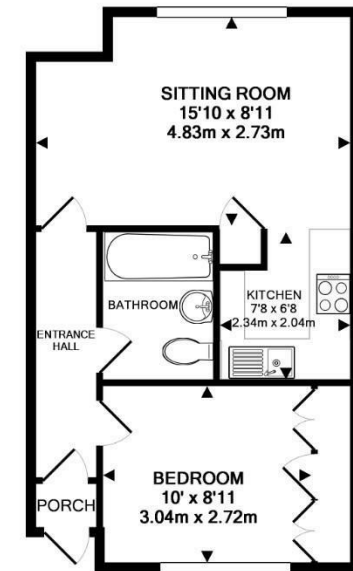
### Garden

Communal gardens and private garage available

### Key information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1150 pcm (£265 pw)  
Deposit – £1326  
Available furnished 16th June 2025  
Long term tenancy

- 1 Bedroom
- 1 Reception
- Flat
- Furnished
- Sorry, no smokers
- Electric heating
- Communal garden
- Garage available
- Double glazing



TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		85
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### 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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