



Bush & Co.

Park House Queen Ediths Way, Cambridge - £1,800 Per Month

A superb top floor three bedroom apartment in a select development in Queen Edith's Way just a few minutes walk from Addenbrookes Hospital and offering quick access to the railway station and city centre

Entrance Hall

Entrance Hall with fitted storage cupboard

Kitchen

7'10" x 6'6" (2.40 x 2m)
Fitted kitchen with electric hob and oven, slimline dishwasher, fridge freezer and washer/drier

Living/Dining Room

15'9" x 20'0" (4.81 x 6.12m)
Spacious open plan living-dining room with fitted shelf and drawer unit

Bedroom One

11'10" x 17'7" (3.62 x 5.36)
Double bedroom overlooking the garden with built in wardrobe and drawers and Jack and Jill access to the bathroom

Bedroom Two

8'6" x 10'10" (2.60 x 3.31m)
Smaller double bedroom with built in wardrobe and drawers

Bedroom Three

11'5" x 7'9" (3.48 x 2.37m)
Good sized single bedroom

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.

Bathroom

Contemporary bathroom with bath and separate shower cubicle
Jack and Jill access to master bedroom and hallway

Communal Gardens

Well maintained extensive communal gardens with lawns and shrubs and covered bicycle store

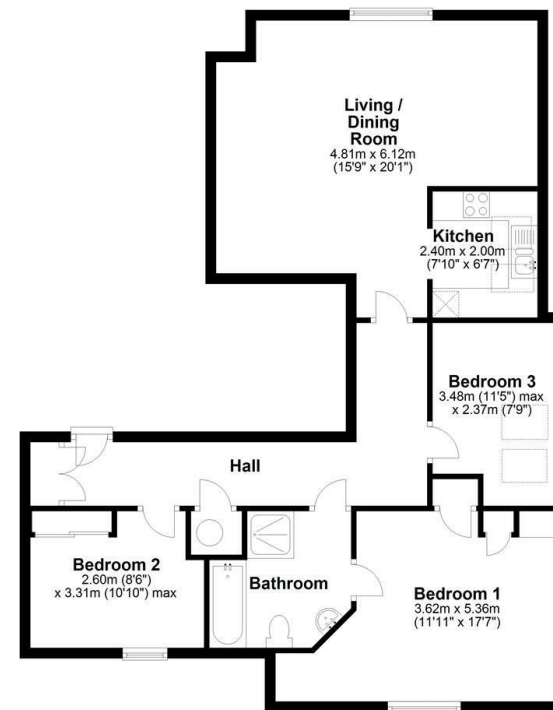
Key information

EPC Rating – C
Council Tax Band – F
Rent – £1800 pcm (£403 pw)
Deposit – £2076
Available unfurnished 23rd June 2025
Long term tenancy

- Spacious Top Floor 3 Bedroom Apartment
- Electric heating and double glazing
- Covered cycle store
- Extensive communal gardens
- Off road parking for 1 vehicle and visitor spaces
- Five minutes walk to Addenbrookes Hospital
- Close to local shops and amenities
- Not available to share groups of more than 2



Floor Plan
Approx. 84.7 sq. metres (911.2 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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