



Bush & Co.

25 Ancient Meadows, Cambridge - £1,400 PCM

A beautifully presented and very spacious ground floor, three bedroom apartment just minutes from the centre of Bottisham close to shops, primary and secondary schools and many local amenities with quick road access to A14, Cambridge and Newmarket.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Spacious entrance hall with phone entry system and cupboard

Kitchen/Living Room

21'11" x 19'1" (6.69 x 5.82)
Large open plan living room/kitchen with feature electric fire and French doors to patio. The kitchen is fitted with electric hob and oven, integrated fridge and freezer, washing machine and dishwasher

Master Bedroom

22'10" x 14'0" (6.96 x 4.27)
Spacious master bedroom with built in wardrobes, ensuite shower room and doors leading to patio

Bedroom 2

11'1" x 11'1" (3.38 x 3.40)
Second double bedroom with built in wardrobe

Bedroom 3

7'1" x 9'6" (2.16 x 2.90)
Third single bedroom suitable for an infant room or study with newly laid carpet

Bathroom

9'6" x 7'0" (2.91 x 2.15)
Mostly tiled and spacious bathroom with shower over bath, heated towel rail, WC and hand basin

Garden and Parking

Rear patio area with access from the living room and master bedroom and allocated parking space for one car

Key information

EPC Rating – C
Council Tax Band – B (East Cambridgeshire Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 13th June 2025
Long term tenancy

- Ground Floor Apartment
- Three Bedrooms
- Unfurnished Property
- Gas Central Heating and Double Glazed
- Sorry, No Smokers
- Sorry, No Pets Allowed
- 107 sqm / 1151 sqft
- Off Street Parking Available
- Beautifully Presented
- Very Spacious

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.

