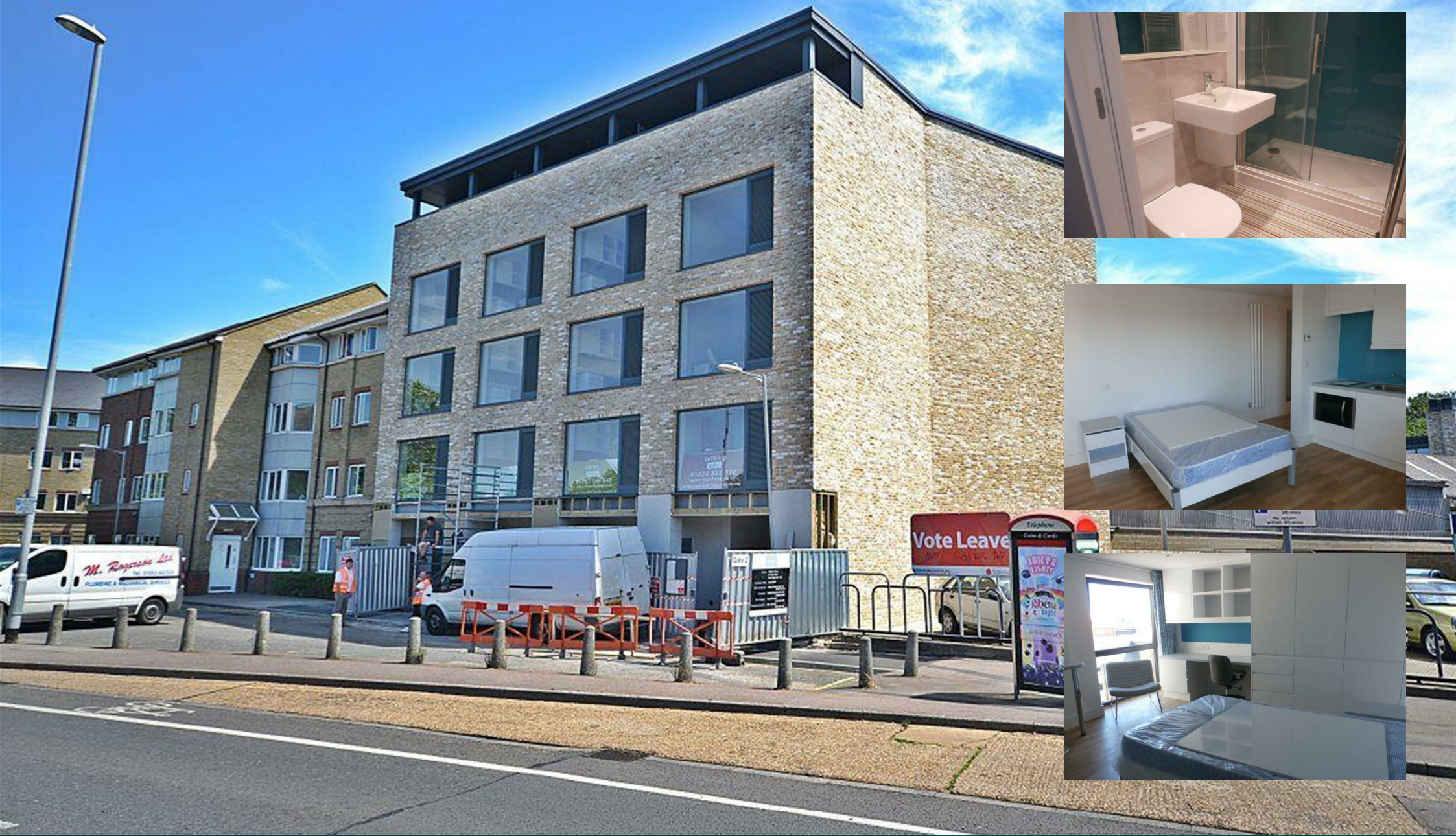




Bush & Co.

30 Mallory House, East Road - £950 PCM

A purpose built fourth floor, furnished studio apartment specifically designed for students within easy reach of both Cambridge University and ARU and within walking distance to the city centre, Grafton centre, the mainline station and many local amenities.

Entrance

Secure communal entrance with lift and stairs to fourth floor

Living Space

An open plan living space with large fitted wardrobe and drawers, double bed and built in desk

Kitchen area with breakfast bar, integrated combination oven/grill/microwave, electric ceramic hob and integrated fridge

Shower Room

With walk in glass shower enclosure

Further Benefits

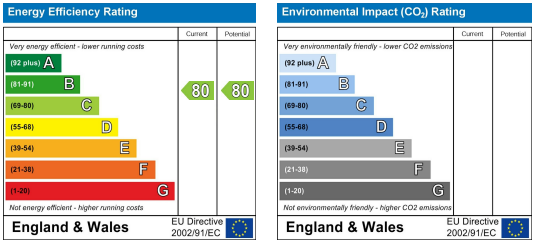
Gas central heating and high performance glazing throughout
Ventilation system with heat

recovery
High speed fibre optic internet available
Secure entry system
Bike storage area
Communal laundry room

Key information

EPC Rating – C
Council Tax Band – A (Cambridge City Council)
Rent – £950 pcm (£219 pw)
Deposit – £1096
Available furnished 22nd July 2025
Long term tenancy
Applicants must be full time students at either Anglia Ruskin University or Cambridge University

- Fourth Floor Flat • Furnished
- Gas Central Heating
- Sorry, No Pets
- Sorry, No Smokers
- Communal Laundry Room
- High Performance Glazing
- Open Plan Living Space/Kitchen
- Secure Entry System
- Bike Store



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.