

Bush & Co.

Flat 2, 396 Mill Road, Cambridge - £2,100 PCM

A beautifully presented contemporary two bedroom duplex apartment with allocated secure parking located on Mill Road with local shops, cafes and restaurants and within walking distance of the mainline Train Station and the City Centre.

Communal Entrance

Secure communal entrance with stairs leading to apartment

Entrance Hallway

Entrance hallway with glass balustrade and stairs to first floor

Kitchen/Living/Dining Room

29'6" x 13'6" (9.01 x 4.13m)
First floor cleverly designed open plan area with central balustrade for living and dining and kitchen area with electric induction hob and electric oven, fridge freezer, washer-drier and slimline dishwasher

Bedroom 1

8'5" x 11'0" (2.57 x 3.37m)
Ground floor double bedroom with built in wardrobe and patio doors to a balcony overlooking the communal gardens

Ensuite shower room

Fully tiled ensuite shower rooom

Bedroom 2

8'6" x 11'0" (2.60 x 3.37) Double bedroom with fitted wardrobe

Shower Room

Shower room with large walk in shower

Key information

EPC Rating – B
Council Tax Band – C (Cambridge
City Council)
Rent – £2100 pcm (£484 pw)
Deposit – £2423
Available unfurnished 15th
November 2025
Long term tenancy

- Contemporary Duplex Apartment
- Two Double bedrooms and Two Shower Rooms
- 72.2 sqm / 776.7 Pets Considered sqft
- Allocated Secure Communal Parking Gardens
- Electric
 Underfloor
 Heating
- . . .
- Fantastic Location
- High Performance Glazing

· Cycle Store



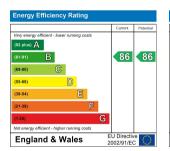
Ground Floor Approx. 34.4 sq. metres (370.5 sq. feet

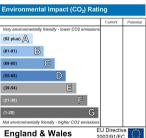




Total area: approx. 72.2 sq. metres (776.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.





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.