



Bush & Co.

# 21 Alliance Court, Cambridge - £1,700 PCM

A very spacious and delightful two bedroom first floor apartment located just off Hills Road within walking distance of Cambridge Biomedical Campus and Addenbrookes Hospital and within easy reach of the main line railway station, the City Centre, M11 and many local amenities.

## Communal Entrance

Secure communal entrance with stairs leading to the first floor apartment

## Entrance Hallway

## Kitchen

10'5" x 9'1" (3.20 x 2.77)  
Modern fitted kitchen with electric hob and oven, fridge freezer, dishwasher and washing machine

## Bathroom

5'4" x 10'11" (1.65 x 3.33)  
A good sized bathroom with electric shower over bath, WC, hand basin and heated towel rail

## Living Room

17'10" x 11'5" (5.46 x 3.48)  
A bright and spacious living room overlooking Hills Road

## Bedroom 1

12'6" x 10'11" (3.83 x 3.34)  
Double bedroom

## Bedroom 2

14'7" x 10'0" (4.47 x 3.05)  
Double bedroom with a built in sliding wardrobe

## Further Benefits

Well maintained communal gardens, secure bin store and garage in near by block

## Key information

EPC Rating – E  
Council Tax Band – C (Cambridge City Council)  
Rent – £1700 pcm (£392 pw)  
Deposit – £1961  
Available unfurnished now  
Long term tenancy  
Rent includes water charges

- Two Bedroom Apartment
- Unfurnished
- Electric Heating
- Communal Gardens
- Water Charges Included
- First Floor
- 70.7 sqm / 761 sqft
- Double Glazing
- Garage In Near By Block
- Sorry, No Pets or Smokers



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

## 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.

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