



Bush & Co.

162 St. Matthews Gardens, Cambridge - £1,700 PCM

A delightful two bedroom ground floor apartment located in St Matthews Gardens offering quick access to the City Centre and Mainline Train Station and just a short walk to the Grafton Centre, Beehive Centre and Retail Park with many supermarkets, shops and cafes. The property comes with one underground parking space, secure bike store and both bathrooms have recently been refitted to a high standard.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Spacious entrance hall with storage cupboard

Living/Dining Room

21'9" x 9'8" (6.65 x 2.95)
Bright living/dining room with Juliet balcony and laminate flooring

Kitchen

7'1" x 8'7" (2.16 x 2.62)
Fitted kitchen equipped with integrated appliances including 50/50 fridge freezer, washer dryer, dishwasher and an electric hob and oven

Bathroom

5'8" x 6'9" (1.74 x 2.08)
Recently refitted master bathroom with shower over bath, WC and hand basin vanity unit and heated towel rail

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.

Lettings Office:
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Bedroom 1

11'10" x 15'0" (3.62 x 4.58)
Master bedroom with built in wardrobe and recently fitted modern ensuite shower room

Bedroom 2

11'0" x 10'0" (3.36 x 3.05)
Second double bedroom with storage cupboard which houses electric boiler

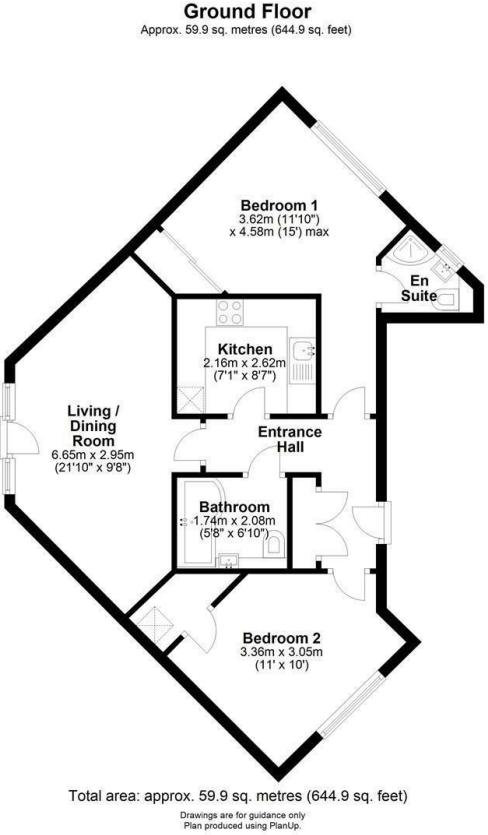
Parking

Secure underground parking for one car and secure communal bike storage

Key information

EPC Rating – B
Council Tax Band – D (Cambridge City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished now
Long term tenancy

- Ground Floor Apartment
- Two Bedrooms and Two Bathrooms
- Useful Central Location
- Electric Heating & Double Glazing
- 59.9 sqm / 644.9 sqft
- One Allocated Secure Underground Parking Space
- Bike Store
- Available Now



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 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		
England & Wales	EU Directive 2002/91/EC	

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