



Bush & Co.

174 Tamarin Gardens, Cambridge - £1,200 PCM

A well presented one bedroom top floor apartment in Cherry Hinton close to a large supermarket, various shops and local amenities and also offering quick access to Addenbrookes Hospital, ARM, the City Centre and A14.

Communal Entrance

Secure communal entrance with stairs leading to apartment

Living Room/Kitchen

20'6" x 8'2" (6.26 x 2.49)

Open plan living room with modern kitchen area equipped with electric hob and oven, under counter fridge and washing machine

Bedroom

10'6" x 7'10" (3.21 x 2.39)

Double bedroom with carpet and built in wardrobes

Bathroom

Bathroom with electric shower over the bath, WC and hand basin with mirror

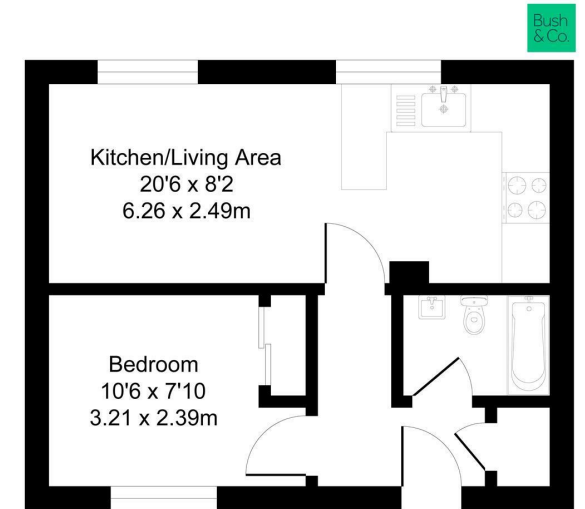
Key Information

EPC Rating – C

Council Tax Band – B (South

Cambridgeshire Council)
Rent – £1200 pcm (£276 pw)
Deposit – £1384
Available unfurnished 21st December 2026
Long term tenancy

- Top Floor Unfurnished Apartment
- Close to local supermarket, shops and amenities
- Ideal for access to ARM Holdings and Addenbrookes Hospital
- Double Glazed and Electric Heating
- Allocated Parking Available
- One Bedroom
- Open Plan Living/Kitchen Area
- Communal Gardens



Total Area: 33.0 m² ... 356 ft²
All Measurements are approximate and for display purposes only

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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