



Bush & Co.

## 3C High Street, Cherry Hinton - £1,395 PCM

A recently converted ground floor two bedroom apartment on Cherry Hinton High Street minutes from local shops and amenities, offering quick access to ARM Holdings, Addenbrookes Hospital, Cambridge City Centre and the A14.

### Living Room with Kitchen

16'4" x 17'9" (5.00 x 5.42)  
Bright open plan living room with laminate flooring, skylight and French doors opening to the garden

Newly fitted kitchen area with electric hob and oven and fridge freezer, plumbing for dishwasher (not supplied)

### Bedroom 1

9'1" x 10'3" (2.77 x 3.14)  
Double bedroom with built in wardrobe

### Bedroom 2

9'1" x 9'0" (2.79 x 2.76)  
Double bedroom

### Shower Room

Shower room with illuminated LED mirror cabinet and cupboard containing washing machine and space for condenser drier

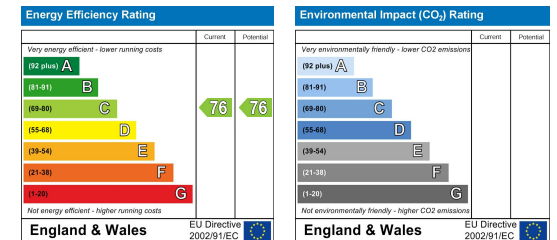
### Patio Garden

Sunny enclosed private rear paved patio garden

### Key information

EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1395 pcm (£321 pw)  
Deposit – £1609  
Available unfurnished 28th April 2026  
Long term tenancy

- Immaculate Newly Converted Apartment
- 2 Bedrooms
- Secure Communal Bike Shed
- Access to OpenReach Ultra Fast Broadband
- Sorry, No Smokers
- Gas Central Heating and Double Glazing
- Sunny Rear Garden
- Private Patio Garden
- 62 sqm / 667 sqft
- Sorry, No Pets



### 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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