



Bush & Co.

## 7C Milton Road, Cambridge - £1,300 PCM

A delightful ground floor partly furnished one bedroom apartment located just off Milton Road providing good access to the A14 and M11, Science and Business Parks and within walking distance of the Midsummer Common, Jesus Green, the City Centre and a wide variety of many shops, cafes and local amenities.

### Kitchen/Living Room

19'5" x 11'11" (5.94 x 3.65)  
Spacious open plan living/kitchen area with patio doors leading to rear communal garden. The modern kitchen is fitted with fridge freezer, electric hob and oven with extractor hood, washer dryer and slimline dishwasher

### Bedroom

13'6" x 9'5" (4.14 x 2.89)  
Double bedroom with large cupboard

### Bathroom

6'5" x 7'9" (1.97 x 2.37)  
Spacious bathroom with shower over bath, WC, hand basin with storage, mirror 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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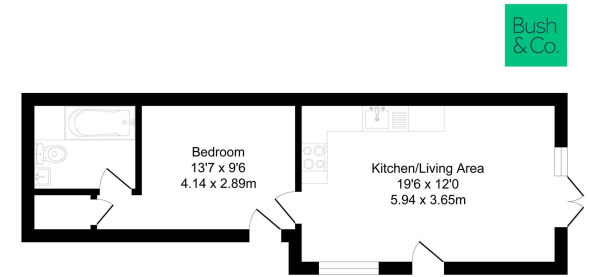
### Garden

Enclosed rear communal garden with bike storage

### Key Information

EPC Rating – E  
Council Tax Band – B (Cambridge City Council)  
Rent – £1300 pcm (£300 pw)  
Deposit – £1500  
Additional cost of £100 per month for electricity  
Available partly furnished 25th April 2026  
Long term tenancy  
Bike storage in communal rear garden

- Ground Floor Apartment
- One Bedroom
- Partly Furnished
- 37.1 sqm / 400 sqft
- High Performance Glazing
- Electric Heating
- Communal Rear Garden
- Bike Store
- No Parking Available
- Great Location



Total Area: 37.1 m<sup>2</sup> ... 400 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	44
(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
Vary 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	

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