



Bush & Co.

50 Tamarin Gardens, Cambridge - £1,400 PCM

A well presented two bedroom ground floor apartment just a few minutes from many local shops and amenities of Cherry Hinton and offering quick access to Addenbrookes Hospital, the City Centre, A10 and A14. Further benefits include communal gardens and plenty of off street parking.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Kitchen

8'5" x 7'9" (2.57 x 2.37)

Fitted kitchen with electric hob and oven and fridge-freezer and plumbing for washing machine (not supplied)

Living Room

19'3" x 10'10" (5.89 x 3.32)

Spacious living room with bay window

Bedroom 1

11'6" x 7'11" (3.51 x 2.42)

Bedroom 2

7'11" x 7'1" (2.42 x 2.18)

Bathroom

With electric shower over bath

Garden & Parking

Pretty communal gardens and off street parking available

Key information

EPC Rating – D

Council Tax Band – B (South Cambridgeshire Council)

Rent – £1400 pcm (£323 pw)

Deposit – £1615

Available unfurnished now

Long term tenancy

- Ground Floor Apartment
- Two Bedrooms
- Unfurnished
- Electric Heating
- Sorry, No Smokers
- Sorry, No Pets
- 1 Bathroom
- Communal Gardens
- Double Glazing
- 1 Off Street Parking



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

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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