



Bush & Co.

## 12A Whitehill Close, Cambridge - £1,200 PCM

A well presented first floor unfurnished one bedroom Maisonette in a quiet residential close located just off Newmarket Road with good access to the City Centre, nearby large supermarket, Cambridge North Train Station, A14 and many local shops and amenities.

### Entrance Hallway

Private staircase leading to first floor

### Living Room

16'11" x 10'5" (5.18 x 3.19)  
Bright living room

### Kitchen

10'6" x 8'11" (3.22 x 2.73)  
Fitted kitchen with electric cooker, fridge freezer and washing machine

### Bedroom

10'11" x 10'7" (3.33 x 3.25)  
Double bedroom

### Bathroom

Bathroom with electric shower over bath

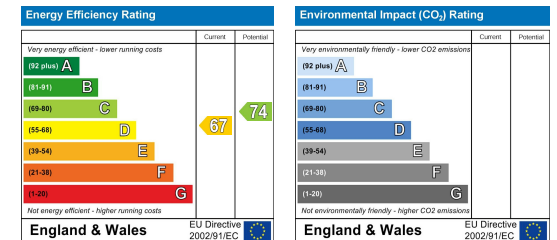
### Garden

Enclosed rear garden with lawn and mature trees, brick outbuilding and good sized front garden

### Key information

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1200 pcm (£276 pw)  
Deposit – £1384  
Available unfurnished 19th May 2026  
Long term tenancy

- One Bedroom • Unfurnished Maisonette
- 45.3 sqm / 488 • Electric Heating sqft
- Double Glazing • Street Parking Available
- Sorry, No Smokers • Great Location
- Garden



### 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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