



Bush & Co.

35 William Smith Close, Cambridge - £1,100 PCM

A delightful furnished ground floor studio flat in a quiet cul de sac within walking distance of vibrant Mill Road, the main line train station, the City Centre and many shops, restaurants and local amenities.

Communal Entrance

Secure communal access at the front of the building

Entrance Hall

With storage cupboards

Living Room/Kitchen

18'6" x 9'10" (5.66 x 3.00)
Open plan living room with modern fitted kitchen equipped with electric hob and oven, fridge, washer-drier and breakfast bar

Bedroom Area

7'1" x 6'9" (2.16 x 2.08)
Bedroom area with folding partition doors and built in wardrobe cupboard

Bathroom

Bathroom with electric shower over the bath, WC, hand basin 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

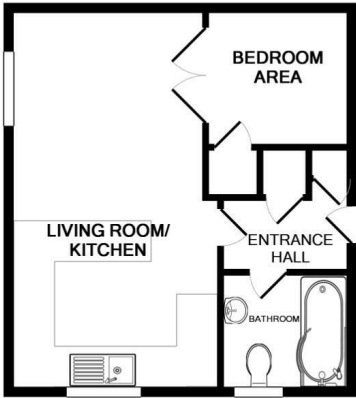
Garden and Parking

Communal gardens and off street parking available

Key information

EPC Rating – D
Council Tax Band – A (Cambridge City Council)
Rent – £1100 pcm (£253 pw)
Deposit – £1269
Available furnished 26th October 2026
Long term tenancy
Single occupancy only

- Modern Studio Apartment
- Electric Heating
- 28.5 sqm / 307 sqft
- Modern Fitted Kitchen
- Secure Communal Entrance
- Furnished Property
- Double Glazing
- Off Street Parking Available
- Single Occupancy
- Close To Mainline Train Station



TOTAL APPROX. FLOOR AREA 307 SQ.FT. (28.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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