



Bush & Co.

8 Hazelwood Close, Cambridge - £1,250 Per Month

This recently refurbished one bedroom, first floor apartment is located North of the city offering easy access to major road links including the A14 and M11, Cambridge North Train Station, the Science and Business Parks and the City Centre. The property benefits from having a newly installed combination gas boiler, refitted kitchen and bathroom and offers a spacious double bedroom and additional utility area.

Bedroom

16'5" x 11'7" (5.02 x 3.55)

A generously sized double bedroom with wood effect laminate flooring

Living Room

14'6" x 10'8" (4.44 x 3.27)

Exceptionally bright living room with two large windows flooding the room with natural light

Kitchen

10'8" x 6'5" (3.27 x 1.98)

The newly fitted kitchen is accessed via the living room and comes with an electric hob and oven with extractor hood and free standing fridge freezer

Bathroom

Refurbished bathroom with chrome thermostatic dual shower kit, WC and hand basin vanity unit, heated towel rail and cupboard

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.

Utility Room

5'9" x 5'5" (1.77 x 1.67)

Useful utility room which currently houses the newly installed gas boiler and there is plumbing for a washing machine

Key Information

EPC Rating – D

Council Tax Band – B (Cambridge City Council)

Rent – £1250 pcm (£288 pw)

Deposit – £1442

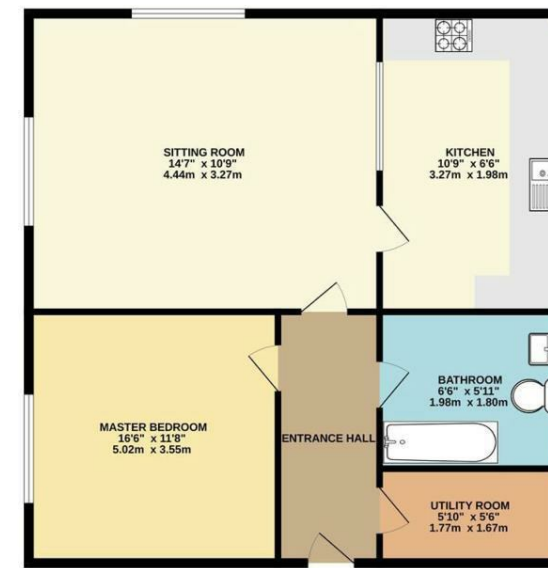
Available unfurnished 4th July 2026

Long term tenancy

Off street parking available

Communal gardens

- One Bedroom Apartment
- Recently Refurbished
- 45 sqm / 484 sqft
- New Gas Boiler
- Newly Fitted Kitchen and Bathroom
- Useful Utility Area
- Off Street Parking Available
- Double Glazed & Gas Central Heating
- Spacious & Bright
- Located In The North Of The City



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		
EU Directive 2002/91/EC		76
England & Wales		64

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		
EU Directive 2002/91/EC		
England & Wales		

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