



Bush & Co.

## Flat 1 Hartingdon House, Cambridge - £1,850 PCM

A very smartly presented two bedroom ground floor apartment ideally located within walking distance of Addenbrookes Hospital, the mainline station, the City Centre and many local shops, cafes and amenities.

### Kitchen

9'6" x 11'8" (2.91 x 3.58)  
Fitted kitchen with gas cooker, fridge freezer, washing machine and dishwasher

### Living Room

14'7" x 11'10" (4.45 x 3.62)  
Spacious living room with wooden flooring and door to outside area

### Bedroom 1

12'9" x 11'0" (3.91 x 3.36)  
Double bedroom with wooden flooring

### Bedroom 2

12'2" x 10'3" (3.72 x 3.14)  
Second good sized bedroom with wooden flooring

### Bathroom

Stylish modern bathroom with shower over the bath, hand basin with storage and WC

### 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.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

### Parking & Garden

There is a small private outside area and communal gardens, bike store and allocated parking for one car

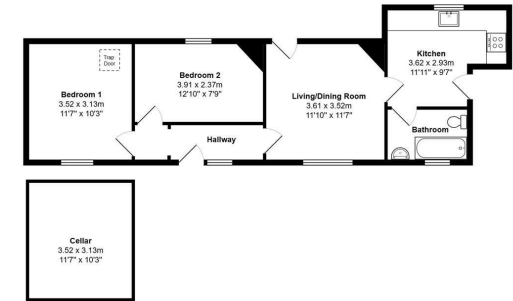
### Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1850 pcm (£426 pw)  
Deposit – £2134  
Available unfurnished 18th August 2026  
Long term tenancy  
A cellar is available for storage only

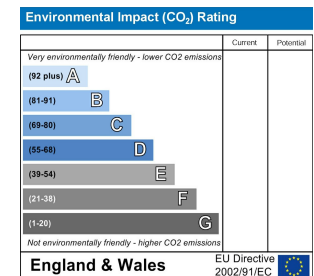
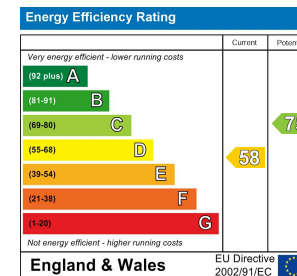
- Ground Floor Apartment
- 2 Bedrooms
- Unfurnished
- 51.6 sqm / 555 sqft
- Gas Central Heating
- Partially Double Glazed
- Bike Store
- Cellar Available For Storage
- Communal Gardens
- Parking Available For One Car



Hartingdon House, Hills Road, Cambridge, CB2 8RL



Total Area: 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only  
Plan prepared by charlesharrison.co.uk



Sales Office:  
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