



Bush & Co.

16 Musgrave Way, Cambridge - £1,400 PCM

A delightful first floor two bedroom apartment located in the popular village of Fen Ditton offering quick access to Cambridge City centre, the A14 and M11, Cambridge North Train Station and many local shops and amenities.

Communal Entrance

Communal entrance with stairs leading to first floor and rear access to private garden

Entrance Hall

Entrance hall with large storage cupboard and separate cupboard housing the washing machine

Kitchen

11'5" x 6'2" (3.50 x 1.90)
Fitted kitchen with electric hob and oven, fridge and dishwasher

Living Room

14'9" x 13'9" (4.50 x 4.20)
Spacious living room with laminate flooring

Bedroom 1

10'5" x 11'9" (3.20 x 3.60)
Double bedroom

Bedroom 2

10'5" x 9'2" (3.20 x 2.80)
Second bedroom

Bathroom

Modern bathroom with shower over the bath, WC and hand basin

Key information

EPC Rating – C
Council Tax Band – B (South Cambridgeshire Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 1st September
Long term tenancy
Rear private garden area, communal gardens to front and off street parking

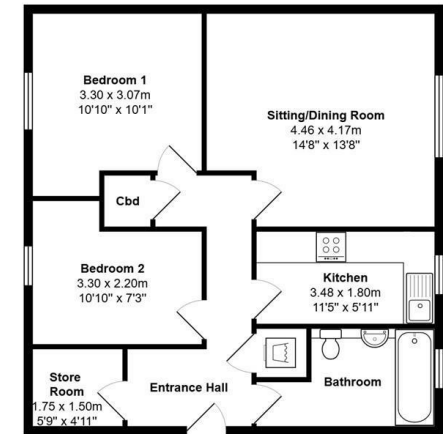
- Two Bedrooms
- 63.5 sqm / 683 sqft
- Double Glazing
- Off Street Parking Available
- Unfurnished
- Gas Central Heating
- Sorry, No Smokers
- Rear Enclosed Private Garden

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.



Musgrave Way, Fen Ditton, CB5 8TD



Total Area: 63.5 m² ... 683 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

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		
England & Wales		

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		

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

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk