



Bush & Co.

83 High Street, Cambridge - £1,400 PCM

A spacious three bedroom first floor apartment above the shops on Sawston High Street just minutes from a wide variety of shops and amenities and offering quick access to Addenbrookes hospital, Granta Park, Cambridge City Centre and major road links including the A11 and M11.

Kitchen

12'4" x 6'9" (3.77 x 2.07)
Kitchen fitted with electric cooker, fridge-freezer, tumble drier and washing machine

Living Room

16'7" x 13'5" (5.08 x 4.09)
Spacious living room over looking the High Street

Bedroom 1

13'8" x 9'1" (4.17 x 2.79)
Front double bedroom with wardrobe

Bedroom 2

13'0" x 8'9" (3.98 x 2.69)
Rear second double bedroom with wardrobe

Bedroom 3

12'8" x 6'5" (3.88 x 1.97)
Rear single bedroom

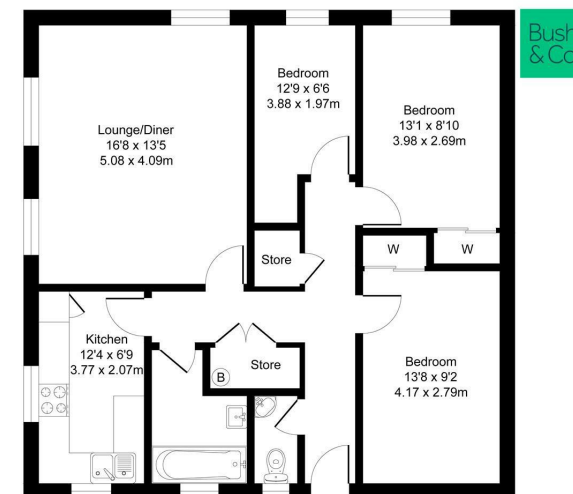
Bathroom

Bathroom with shower over the bath and heated towel rail
Separate toilet

Key Information

EPC Rating – E
Council Tax Band – B (South Cambridgeshire Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished now
Long term tenancy

- Three Bedrooms
- 80.1 sqm / 862 sqft
- Gas Central Heating
- Sorry, No Pets or Smokers
- Available Now
- Apartment
- Unfurnished
- Double Glazed Throughout
- Shared Front Garden Area
- Newly Installed Gas Central Heating



Total Area: 80.1 m² ... 862 ft²
All Measurements are approximate and for display purposes only

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		

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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