



Bush & Co.

17 Alliance Court, Cambridge - £1,550 PCM

A well presented two bedroom ground floor apartment located just off Hills Road within walking distance of Cambridge Biomedical Campus and Addenbrookes Hospital and within easy reach of the mainline train station and the City Centre.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Entrance hall with cupboard

Kitchen

10'5" x 8'11" (3.20 x 2.74)
Kitchen with electric cooker, washing machine, fridge and freezer

Living Room

17'10" x 10'11" (5.46 x 3.35)
Spacious living room with electric heater

Bedroom 1

10'5" x 14'7" (3.19 x 4.47)
Master double bedroom

Bedroom 2

10'6" x 10'7" (3.22 x 3.23)
Second double bedroom with fitted wardrobe

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.

Bathroom

Bathroom with electric shower over bath, WC, hand basin and heated towel rail

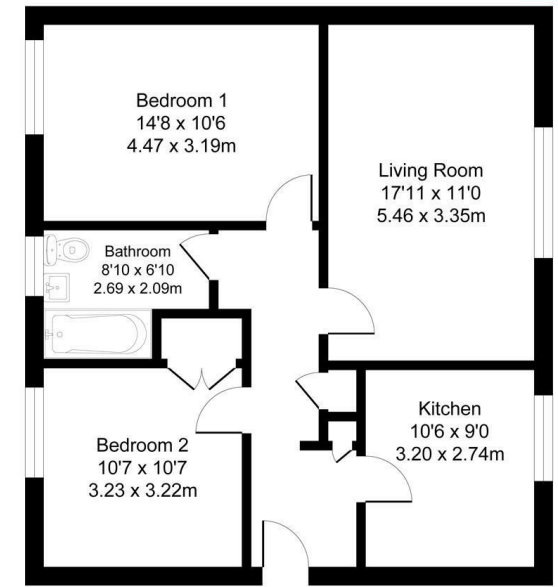
Garden & Parking

Communal green spaces and shared off street parking

Key information

EPC Rating – E
Council Tax Band – C (Cambridge City Council)
Rent – £1550 pcm (£359 pw)
Deposit – £1788
Available unfurnished now
Long term tenancy
Rent includes water charges

- Ground Floor Flat
- Double Glazing
- Electric Heating
- Sorry, No Smokers
- Two Double Bedrooms
- Off Street Parking Available
- Communal Gardens



Total Area: 70.2 m² ... 756 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		

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