



Bush & Co.

## Flat 4, 5 Hooper Street, Cambridge - £1,550 PCM

A delightful two bedroom top floor apartment located in a beautiful converted Detached house in a very convenient and central location just off Mill Road, offering excellent access to the mainline Train Station, the City Centre, Retail Park and Beehive Centre and many cafes, shops and local amenities.

The spacious apartment benefits from having two good sized bedrooms, two reception rooms and an additional room which is perfectly suited for a study.

### Entrance

Secure communal entrance with stairs leading to top floor apartment

### Living Room

9'9" x 9'7" (2.99 x 2.93)

Rear living room with storage cupboard

### Dining Room

10'10" x 8'11" (3.31 x 2.74)

Front dining area with original fireplace (decorative use only)

### Kitchen

10'11" x 7'9" (3.33 x 2.38)

Rear fitted kitchen with cupboard housing the boiler. The kitchen is equipped with a gas hob and electric oven with extractor hood and integrated dishwasher (washing machine and fridge freezer not supplied)

### 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.

### Bedroom 1

11'11" x 8'0" (3.64 x 2.44)

Rear spacious double bedroom

### Bedroom 2

11'8" x 9'1" (3.57 x 2.79)

Front small double bedroom

### Study

9'3" x 8'11" (2.82 x 2.74)

Additional room perfectly suited for a study/office area

### Bathroom

Bathroom with shower over bath, WC and hand basin

### Key Information

EPC Rating – D

Council Tax Band – B (Cambridge City Council)

Rent – £1550 pcm (£357 pw)

Deposit – £1788

Available unfurnished 11th March 2026

Long term tenancy

- Two Bedroom Apartment
- Gas Central Heating
- Unfurnished
- Bike Storage
- Additional Study Room
- Top Floor
- 66 sqm / 710 sqft
- Central Location
- No Parking
- Two Reception Rooms

