

## Buttercup Road, Cambridge, CB4 2GX



# £1,395 PCM

Two bedroom first floor apartment served by the guided busway with direct links to central Cambridge. Large open-plan living and dining area with French doors leading to a large private balcony.

Fitted kitchen with integrated AEG induction oven and hob, washing machine and fridge/freezer. Two double bedrooms, one with a fitted wardrobe and the other with built-in storage. Bathroom with bath and overhead shower, Various on-site parking available. Gas radiator central heating, UPVC double glazing, 2 spacious storage cupboards provide ample space for ironing board, Hoover, shoe / coat rack etc.

Orchard Park is a modern residential area in South Cambridgeshire, located just north of Cambridge city centre. Ideal for commuters, the development sits under a mile from junction 32 of the A14 and is served by the guided busway with frequent services into the city, Science & Business park, Addenbrooke's Hospital and Trumpington Park and Ride—up to every 7 minutes.

Property is currently being re-decorated, some new carpets and flooring supplied.

Council Tax Band: C  
EPC: B

Local Authority: South Cambridgeshire

Available now

Rent £1,395.00 per month (no utilities included)

Deposit £1,609.61

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>82</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.