



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

### Bathroom

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

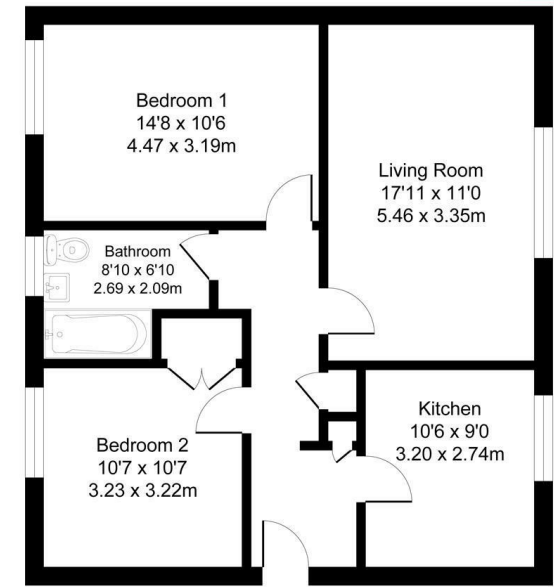
### Garden & Parking

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
- 70 sqm / 753 sqft
- Electric Heating
- Two Double Bedrooms
- Communal Gardens
- Unfurnished
- Double Glazing
- Sorry, No Smokers
- Off Street Parking Available



Total Area: 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Vary 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	
Current	Potential
	71
	51
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Vary environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current	Potential
EU Directive 2002/91/EC	

### 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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