



Bush & Co.

60A Rustat Road, Cambridge - £1,650 PCM

A well presented, spacious first floor apartment ideally located within walking distance of the mainline railway station, City Centre and many local shops and amenities including the Leisure Park with cinema and restaurants.

Entrance Hall

Entrance hall with stairs leading to first floor

Living Room

19'11" x 11'7" (6.09 x 3.55)
Bright and spacious front living room

Kitchen/Dining Room

13'3" x 9'6" (4.05 x 2.92)
Rear kitchen/dining room with electric cooker, fridge-freezer and washing machine

Bedroom 1

13'0" x 11'8" (3.98 x 3.58)
Double bedroom with wardrobe cupboard

Bedroom 2

11'10" x 9'6" (3.63 x 2.90)
Second double bedroom with wardrobe cupboard

Bathroom

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

Garden and Parking

Rear garden with shed (gardener included in the rent)
Street parking available (Permit required)

Key information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available furnished 24th January 2026
Long term tenancy

- Two Double Bedrooms
- Gas Central Heating
- Sorry, No Smokers
- Rear Garden
- 71.8 sqm / 773 sqft
- Furnished
- Double Glazing
- Sorry, No Pets Allowed
- Street Parking Available (Permit Required)

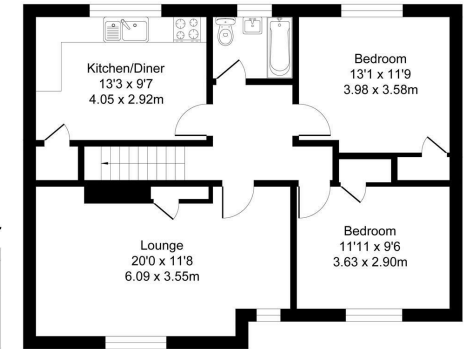
IMPORTANT NOTICE

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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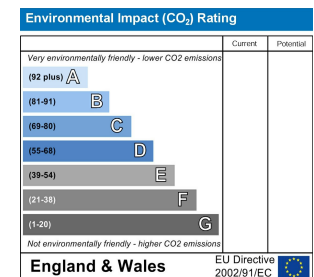
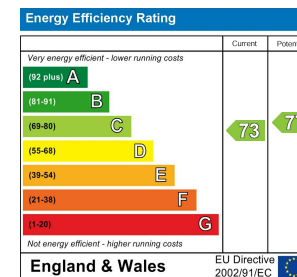
First Floor



Ground Floor

Total Area: 71.8 m² ... 773 ft²

All Measurements are approximate and for display purposes only



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