



Bush & Co.

# 20 Edgecombe, Cambridge - £1,250 PCM

A well presented one bedroom ground floor apartment ideally located for quick access to the City Centre, Cambridge Science and Business Parks, Cambridge North train station and major road links including the A14 and M11. There is a separate storage area located close to the front door and plenty of parking available.

## Communal Entrance

Secure communal entrance leading to ground floor apartment

## Entrance Hallway

Entrance hallway with storage cupboard

## Living Room

12'10" x 11'11" (3.93 x 3.64)

Spacious living room with door leading to small garden

## Bedroom

11'10" x 11'5" (3.63 x 3.49)

Bright double bedroom with fitted wardrobe

## Bathroom

Modern fitted bathroom with shower over bath, WC, hand basin and heated towel rail

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Kitchen

Fitted kitchen with washing machine, electric oven and under counter fridge and freezer

## Key Information

EPC Rating – C

Council Tax Band – A (Cambridge City Council)

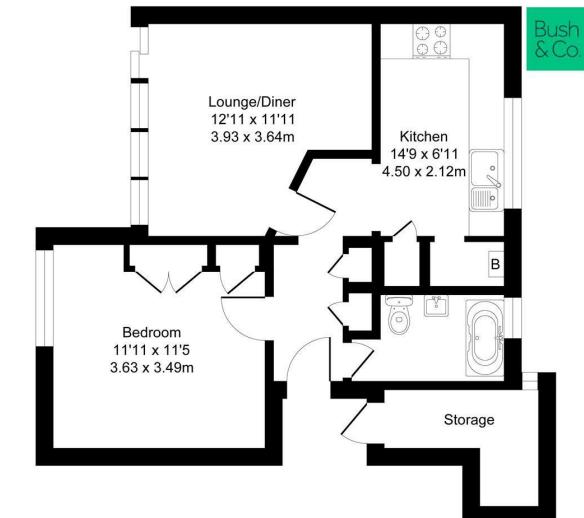
Rent – £1250 pcm (£288 pw)

Deposit – £1442

Available unfurnished 31st January 2026

Long term tenancy

- One Bedroom Apartment
- Ground Floor
- Unfurnished
- Double Glazed & Gas Central Heating
- Pets Considered
- Off Street Parking
- Storage Space Available
- Small Garden
- Sorry No Smokers
- 49.3 sqm / 531 sqft



Total Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>

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		70	76
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very 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			
EU Directive 2002/91/EC			
England & Wales			

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