



Bush & Co.

89 Argyle Street, Cambridge - £1,450 PCM

A well presented two bedroom first floor Maisonette located just off vibrant Mill Road with its variety of shops, cafes and local amenities, within walking distance of the mainline train station and City Centre and quick access to Addenbrookes Hospital.

Entrance Hallway

With stairs leading to first floor Maisonette

Living/Dining Room

14'8" x 13'10" (4.48 x 4.23)
Bright living room with bay window

Kitchen

11'1" x 5'10" (3.39 x 1.80)
Modern fitted kitchen with fridge freezer, electric hob and oven, washing machine and tumble drier

Bedroom 1

12'1" x 10'1" (3.69 x 3.09)
Rear double bedroom

Bedroom 2

9'5" x 9'8" (2.88 x 2.96)
Rear second double bedroom

Bathroom

Tiled bathroom with shower over bath and WC vanity unit with sink

Parking

One allocated parking space and bike store

Key information

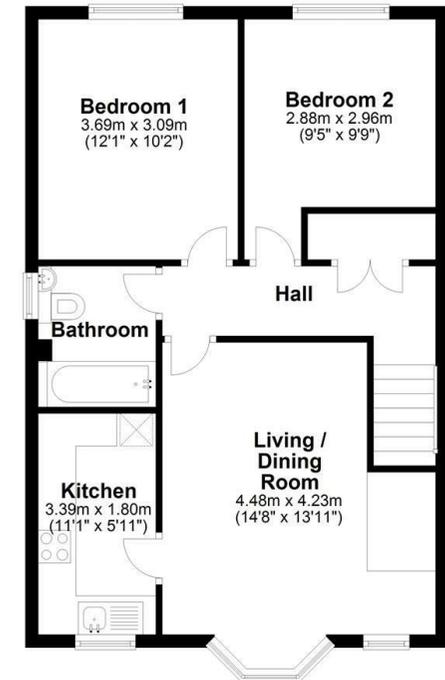
EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished 14th June 2025
Long term tenancy

- First Floor Maisonette
- Double Glazed
- 58 sqm / 625.9 sqft
- Spacious and Bright
- Sorry, No Pets or Smokers
- Unfurnished
- Electric Heating
- Two Double Bedrooms
- One Allocated Parking Space
- Great Location



Floor Plan

Approx. 58.2 sq. metres (625.9 sq. feet)



Total area: approx. 58.2 sq. metres (625.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	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		
	73	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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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