



Bush & Co.



12A Gray Road, Cambridge - £1,300 PCM

A well presented one bedroom first floor Maisonette in a quiet residential area providing good access to Addenbrookes Hospital, the mainline Train Station, the City Centre and many local amenities. Additional benefits include, gas central heating, double glazing and rear garden with shed.

Entrance

Ground floor entrance with spacious entrance hallway and stairs leading to first floor

Kitchen

8'0" x 9'0" (2.45 x 2.75)  
Front fitted kitchen with washing machine, fridge freezer and electric cooker

Living Room

13'3" x 12'6" (4.06 x 3.82)  
Spacious living room with table, chairs and desk

Bedroom

9'5" x 11'5" (2.89 x 3.48)  
Rear double bedroom with bed frame (no mattress), side table and chest of drawers

Bathroom

7'8" x 5'6" (2.34 x 1.70)  
Bathroom with shower over bath, WC and hand basin

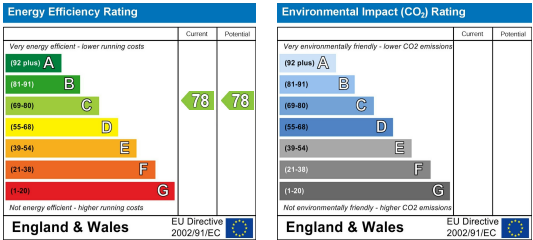
Garden & Parking

Rear garden with shed and street parking available

Key Information

EPC Rating – C  
Council Tax Band – B (Cambridge City Council)  
Rent – £1300 pcm (£300 pw)  
Deposit – £1500  
Available part furnished or unfurnished 13th December 2025  
Long term tenancy

- One Bedroom Maisonette
- Part Furnished Or Unfurnished
- Gas Central Heating
- Rear Garden with Shed
- Sorry, No Pets or Smokers
- First Floor
- Double Glazed Throughout
- Street Parking
- 47 sqm / 505 sqft
- Close To Local Amenities



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.