



Bush & Co.

2 Gilmerton Court, Cambridge - £1,650 Per Month

A bright and sunny second floor two bedroom apartment in a popular development offering quick access to Addenbrookes Hospital, the City Centre, A10 and M11

Ground Floor Communal Entrance Hall

Entrance hall (for use by 2 flats only) with entry phone system

Entrance Hall

with built in double cupboard and entry phone system

Kitchen

10'9" x 7'6" (3.28 x 2.29m)
Recently refitted modern kitchen with gas hob, electric double oven, washing machine and fridge freezer

Living Room

29'6", 45'11" x 12'9" (9,14 x 3.89m)
Superb south facing living/dining room with full length sliding doors to the balcony

Balcony

Sunny south facing balcony

Bedroom 1

14'9" x 9'10" (4.50 x 3.00)
Bright double bedroom with built in wardrobes and oak flooring

Bedroom 2

12'5" x 7'8" (3.81 x 2.36m)
Double bedroom with oak flooring and fitted wardrobe and desk

Bathroom

Bathroom with shower over the bath

Key Information

EPC Rating – TBC
Council Tax Band – D
Rent – £1650 pcm (£380 pw)
Deposit – £1903
Available furnished 1 November 2025
Long term tenancy

- Two Bedroom Second Floor Furnished Apartment
- Ideally located for access to Addenbrookes Hospital, A10 and M11
- Quick access to the city centre
- South facing living room and bedrooms
- Gas central heating and double glazing
- Single garage available at an additional cost of £150 pcm
- Off Street Parking (space limited and not guaranteed)
- Communal gardens
- Regret no Pets
- Regret no Smoking



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A				(82 plus) A	
(61-81) B				(61-81) B	
(49-60) C				(49-60) C	
(35-48) D				(35-48) D	
(29-34) E				(35-48) D	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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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