



Bush & Co.

60 Rustat Road, Cambridge - £1,700 PCM

A lovely and spacious ground floor two bedroom 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. The property is rented furnished and benefits from having driveway parking for two cars.

Entrance Hallway

Ground floor entrance hallway

Living Room

15'7" x 11'8" (4.77 x 3.56)

Spacious front living room with bay window

Kitchen

13'2" x 9'6" (4.02 x 2.91)

Rear fitted kitchen with gas hob and electric oven, fridge freezer and washing machine and door to garden

Bedroom 1

10'9" x 11'8" (3.30 x 3.57)

Double bedroom

Bedroom 2

11'8" x 9'4" (3.57 x 2.85)

Second double bedroom

Bathroom

Modern bathroom with shower over bath

Garden & Parking

Large rear garden laid mostly to lawn with brick shed giving ample bike storage and driveway parking for two cars

Key Information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

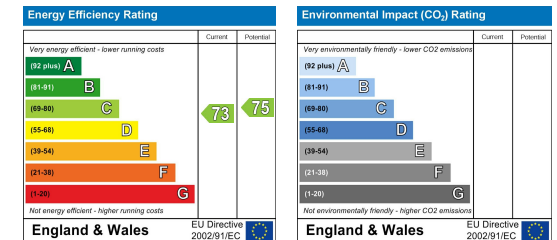
Rent – £1700 pcm (£392 pw)

Deposit – £1961

Available furnished 13th December 2025

Long term tenancy

- Ground Floor Apartment
- Two Double Bedrooms
- Furnished Property
- Gas Central Heating
- Double Glazing
- 64.1 sqm / 690 sqft
- Large Garden
- Driveway Parking For 2 Cars
- Sorry, No Pets or Smokers
- Superb Location



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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