



Bush & Co.

74 Winstanley Court, Cambridge - £1,400 PCM

A very well presented ground floor one bedroom apartment located just off Cromwell Road with easy access to many local shops and amenities, the City Centre, Beehive Centre/Retail Park and the mainline Train Station. The property benefits from having off street communal parking, shared gardens and a secure bin and bike store.

Communal Entrance

Secure communal entrance leading to ground floor apartment

Entrance Hall

Living Room

17'1" x 12'5" (5.23 x 3.80)
Spacious living room with laminate flooring

Kitchen

7'8" x 8'5" (2.35 x 2.57)
Modern kitchen fitted with electric hob and oven, washer-drier and fridge freezer

Bedroom

16'4" x 11'3" (4.98 x 3.45)
Spacious double bedroom

Bathroom

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

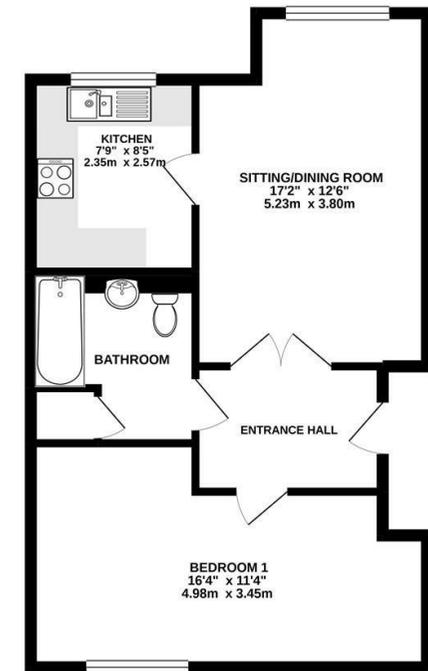
Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 7th October 2025
Long term tenancy
Communal gardens
Bin & Bike store

- Ground Floor Apartment
- Unfurnished
- Sorry, No Pets or Smokers
- Off Street Parking (No Allocated Space)
- Double Glazing and Electric Heating
- One Bedroom
- 51.8 sqm / 558 sqft
- Communal Gardens
- EPC Rating: C / Council Tax Band: B
- Superb Location



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA - 558 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Vary energy efficient - lower running costs			Vary environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(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
		73	75
England & Wales	EU Directive 2002/91/EC		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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