



Bush & Co.

1 Winstanley Court, Cambridge - £1,550 PCM

A two bedroom ground floor maisonette located in this popular development off Cromwell Road, with easy access to many local shops and amenities, the City Centre, the Beehive Centre/Retail Park, local gyms and mainline Train Station.

Entrance Hall

Living Room

14'7" x 13'11" (4.47 x 4.26)
Spacious living room with wood effect flooring

Kitchen

9'0" x 7'11" (2.76 x 2.42)
Kitchen with a washing machine, fridge freezer and electric hob and oven

Bedroom 1

10'9" x 8'11" (3.28 x 2.72)
Double bedroom

Bedroom 2

10'6" x 7'1" (3.21 x 2.16)
Small double bedroom

Bathroom

Bathroom with shower over bath, WC and hand basin

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.

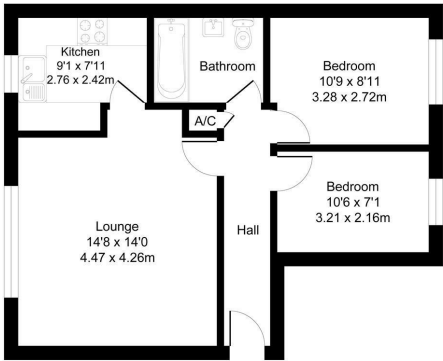
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01223 508085 lettings@bushandco.co.uk

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1550 pcm (£357 pw)
Deposit – £1788
Available part furnished 19th September 2025
Long term tenancy
Communal gardens
Bin & Bike store

- Ground Floor Maisonette
- Electric Heating
- Part Furnished
- 55.7 sqm / 601 sqft
- Communal Gardens
- Two Bedrooms
- Double Glazed
- Sorry, No Smokers or Pets
- Street Parking Available
- Bin and Bike Store



Total Area: 55.7 m² ... 601 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very 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		
EU Directive 2002/91/EC		
England & Wales		