



Bush & Co.

23 Bailey House, Cambridge - £1,500 PCM

A well presented modern top floor one bedroom apartment with balcony, located in this popular development, within walking distance to the mainline train station, the City Centre and a variety of shops, cafes and local amenities.

Communal Entrance

Secure communal entrance with stairs to top floor (no lift)

Entrance Hall

Entrance hallway with two storage cupboards

Living/Dining Room

15'8" x 13'1" (4.80 x 4.00)
Open plan living/dining room located just off the kitchen with wooden flooring and door to balcony

Kitchen

10'10" x 6'2" (3.31 x 1.90)
Fitted kitchen with fridge freezer, washer drier and electric hob and oven

Bedroom

12'5" x 10'5" (3.80 x 3.20)
Generously sized double bedroom with built in wardrobes, wooden floor and door to balcony

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.

Bathroom

Tiled bathroom with shower over bath, WC and hand basin

Key information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

Rent – £1500 pcm (£346 pw)

Deposit – £1730

Available unfurnished 7th October 2026

Long term tenancy

Secure allocated parking space and bike storage

Rent includes water charges

- One Bedroom
- Unfurnished
- Double Glazing
- Water Included In The Rent
- Access To Balcony From Living Room and Bedroom
- Top Floor Apartment
- Secure Allocated Parking Available
- Electric Heating
- Great Access To The Train Station



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			Very 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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
	75	82		68	79