



Bush & Co.

# 15 Abbey Road, Cambridge - £3,880 Per Month

A delightful sharing property for up to 6 students or working professionals in August 2026. The house is a well presented furnished 6 bedroom house located on Abbey Road providing quick access to the City Centre, ARU and many local shops, cafes and amenities. The spacious house is arranged over three floors and benefits from having six furnished double bedrooms, a shower room on the ground floor, large bathroom on the first floor and a spacious ground floor open plan kitchen/living room area.

The house is available furnished from the start of August to a shared group of up to 6 members who must all know each other. Bills are not included and all tenants will be required to have individual UK based guarantors if they do not have an income.

## Kitchen/Living Room

10'0" x 14'9" (3.05 x 4.51)  
Rear communal kitchen and living area with patio doors leading to rear enclosed paved garden  
The kitchen is equipped with washing machine, tumble dryer, electric oven and two freestanding fridge freezers

## Bedroom 1

11'8" x 11'4" (3.56 x 3.47)  
Spacious ground floor front bedroom with bay window

## Bedroom 2

11'8" x 9'2" (3.57 x 2.81)  
Ground floor double bedroom with built in cupboards

## Shower Room

Ground floor shower room

## Bedroom 3

12'2" x 9'3" (3.72 x 2.83)  
First floor double bedroom with built in cupboards

## Bedroom 4

14'11" x 11'8" (4.57 x 3.56)  
Large first floor front double bedroom

## Bathroom

14'11" x 11'8" (4.57 x 3.56)  
Generously sized first floor rear bathroom with electric shower over bath, WC, hand basin and large cupboard

## Bedroom 5

9'3" x 12'0" (2.83 x 3.66)  
Top floor rear double bedroom

## Bedroom 6

12'5" x 14'9" (3.81 x 4.50)  
Top floor front double bedroom

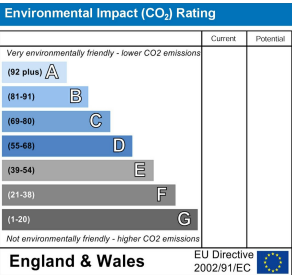
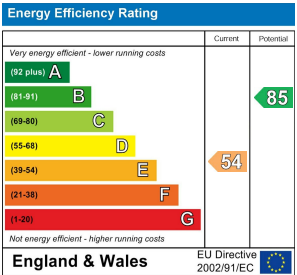
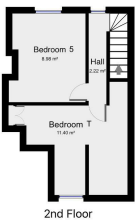
## Garden

Rear enclosed paved garden with shed and rear access

## Key Information

EPC Rating – E  
Council Tax Band – D (Cambridge City Council)  
Rent – £3880 pcm (£895pw)  
Deposit – £4476  
Available furnished 15th August 2026  
Long term tenancy  
Available to full time students or working professionals  
UK based guarantors required for all tenants  
Bills not included

- 6 Bedroom House
- Available To Full Time Students or Working Professionals
- Bills Not Included
- Gas Central Heating
- Two Bathrooms
- Furnished
- Rear Enclosed Garden With Rear Access
- Partially Double Glazed
- 6 Double Bedrooms
- Great 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.

Lettings Office:  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 lettings@bushandco.co.uk

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