



Bush & Co.

13 Nelson Court, Cambridge - £1,425 PCM

Superb beautifully presented one bedroom second floor apartment in award winning Nelson Court which is located a few minutes from the river and Midsummer Common and within walking distance to the City Centre also offering good local shops and amenities and quick access to the Science and Business Parks.

Entrance Hall

Living Room with Kitchen

17'10" x 11'10" (5.45 x 3.61m)
Bright living room with picture windows and fully fitted kitchen with electric hob, microwave grill , fridge, washer-drier and dishwasher,
Also air conditioning unit

Bedroom

12'7" x 10'0" (3.84 x 3.07m)
Double Bedroom with fitted wardrobe and drawers and air conditioning unit

Shower Room

Contemporary shower room

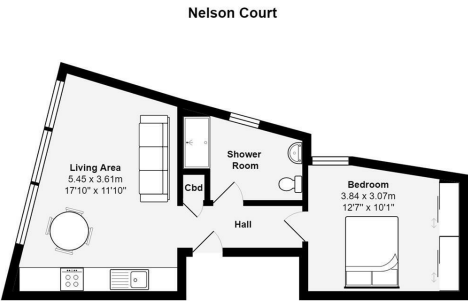
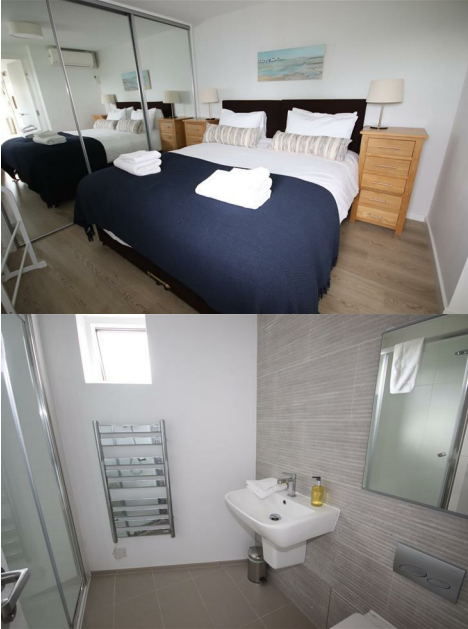
Gardens

Well maintained communal gardens with bicycle store

Key Information

EPC Rating – B
Council Tax Band – B
Rent – £1425 pcm (£328 pw)
Deposit – £1644
Available unfurnished 3 February 2026
Long term tenancy

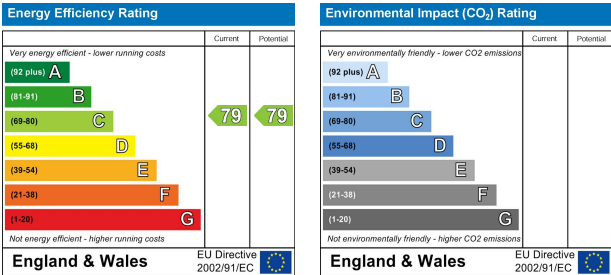
- Unfurnished One Bedroom Apartment
- Gas Central Heating and Double Glazing
- Laminate Flooring Throughout
- Gated Entry
- Secluded Communal Gardens
- Bike Store and Bin Store
- Regret Not Suitable for Pets
- Sorry No Smoking
- No Parking Available with the Property



Total Area: 40.1 m² ... 431 ft²
All measurements are approximate and for display purposes only
Plan prepared by: charlesharrison.co.uk

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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