

Bush & Co.

## 2 Kingston Street, Cambridge - £1,550 PCM

A very well presented one bedroom Duplex apartment ideally located off vibrant Mill Road offering quick and easy access to the mainline train station, the City Centre and many shops, cafes and local amenities.

### Living Room

17'9" x 14'11" (5.42 x 4.56)  
Spacious living room with wood flooring and stairs leading to basement hallway where there is a utility cupboard housing the washing machine and boiler

### Kitchen

Rear fitted kitchen with back door leading to side passage and stairs leading to basement double bedroom.  
The kitchen is fitted with gas hob and electric oven, integrated fridge freezer and there is space for a dishwasher (not supplied)

### Bedroom

14'2" x 9'10" (4.33 x 3.00)  
Basement double bedroom with wood flooring and walk in wardrobe

### Bathroom

Large bathroom with corner bath, separate shower, WC, hand basin and heated towel rail

### Key information

EPC Rating – D  
Council Tax Band – C (Cambridge City Council)  
Rent – £1550 pcm (£357 pw)  
Deposit – £1788  
Available unfurnished 27th June 2026

Rent includes a cleaner every 4 weeks  
Rear access to small secure bike and bin storage

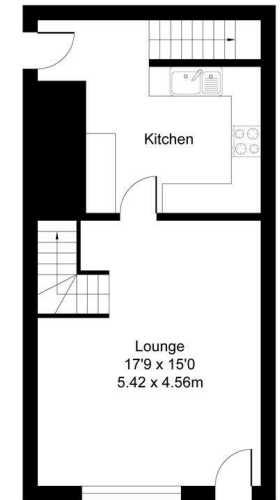
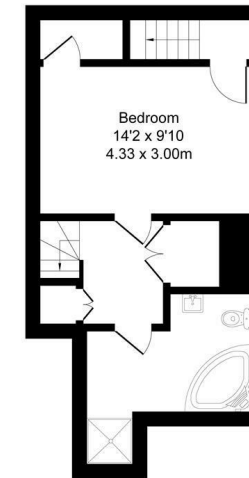
- Duplex apartment
- Fully double glazed
- Sorry. no smokers
- 73 sqm / 787 sqft
- Gas central heating
- Furnished Property
- Rent includes a cleaner every 4 weeks
- Secure bin and bike storage



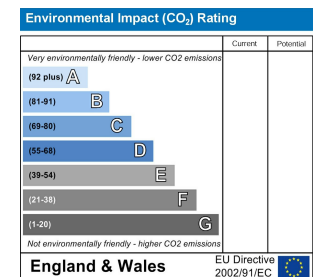
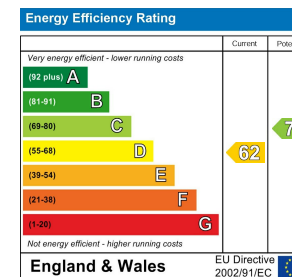
## 2 Kingston St, Cambridge

**Basement**  
Area: 29.8 m<sup>2</sup> ... 321 ft<sup>2</sup>

**Ground Floor**  
Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>



Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



### 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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