



Bush & Co.



## 15 Nelson Court, Cambridge - £1,625 PCM

Superb beautifully presented larger 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.

### Living Room and Kitchen

Bright living room with vaulted ceiling and fully fitted kitchen area with electric hob, oven/microwave, fridge, washer-drier and dishwasher

### Entrance Hall

Entrance Hall with wood laminate flooring

### Double Bedroom

Double bedroom with fitted wardrobes and wood laminate flooring

### Shower Room

Contemporary style shower room

### Balcony

Lovely balcony overlooking gardens

### 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.

### Key information

EPC Rating – C

Council Tax Band – B

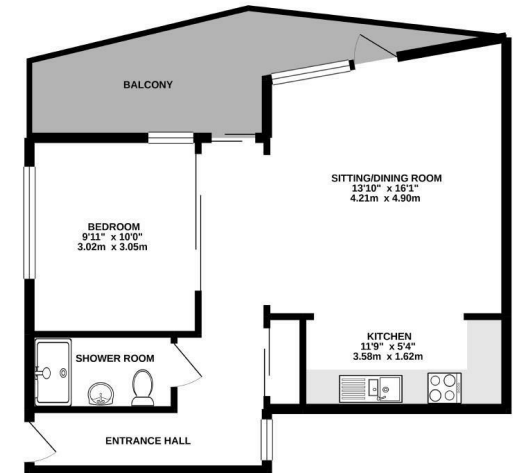
Rent – £1625 pcm (£375 pw)

Deposit – £1875

Available unfurnished 3 July 2026

Long term tenancy

- One Bedroom
- Gas Central Heating and Double Glazing
- Secluded Communal Gardens
- Gated Entry
- Balcony overlooking gardens
- Bike Store and Bin Store
- Sorry, No Smokers
- Regret no parking available with the flat



| 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 |         |           |
| 75                                          |         | 75        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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