



Bush & Co.

18 Beaulands Close, Cambridge - £1,300 PCM

A well presented top floor one bedroom apartment in a quiet cul de sac just off De-Freville Avenue with parking and good access to the City Centre, Science and Business Parks, Cambridge North Train Station and the A14/M11.

Entrance Hall

Entrance hallway with two useful storage cupboards

Living/Dining Room

19'6" x9'8" (5.96 x2.96)
Bright and spacious living/dining room with electric heater

Kitchen

7'9" x 7'0" (2.37 x 2.14)
Modern kitchen located at the front of the property with fridge freezer, electric hob and oven and washing machine

Bedroom

11'7" x 9'10" (3.55 x 3.01)
Double bedroom with wardrobe

Bathroom

Large bathroom with electric shower over bath, WC, hand basin, mirrored cabinet and extractor fan

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.

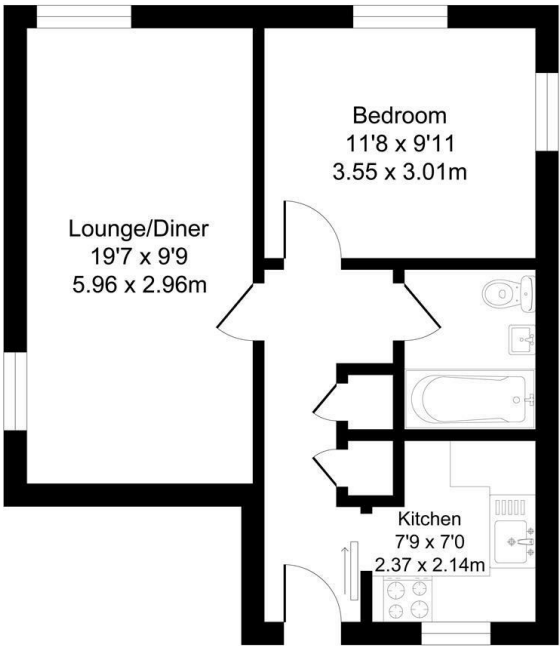
Garden & Parking

Pretty communal gardens that are regularly maintained and allocated parking for one car

Key Information

EPC Rating – E
Council Tax Band – C (Cambridge City Council)
Rent – £1300 pcm (£300 pw)
Deposit – £1500
Available unfurnished 30th September 2026
Long term tenancy

- One Bedroom Apartment
 - Close To The River & City Centre
 - 45.3 sqm / 488 sqft
 - Electric Heating
 - Pretty Communal Gardens
- Top Floor
 - Allocated Parking
 - Modern Fitted Kitchen
 - Double Glazed Throughout
 - Great Location



Total Area: 45.3 m² ... 488 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		