



Bush & Co.

89 Argyle Street, Cambridge - £1,500 PCM

This delightful two bedroom first floor Maisonette is located just off vibrant Mill Road with its variety of shops, cafes and local amenities, within walking distance of the mainline train station and City Centre and quick access to Addenbrookes Hospital.

Entrance Hallway

Ground floor entrance with stairs leading to the first floor maisonette

Living/Dining Room

14'8" x 13'10" (4.48 x 4.23)

The hallway welcomes you into the bright living room with bay window

Kitchen

11'1" x 5'10" (3.39 x 1.80)

Modern fitted kitchen with fridge freezer, electric hob and oven, washing machine and tumble drier

Bedroom 1

12'1" x 10'1" (3.69 x 3.09)

Rear double bedroom

Bedroom 2

9'5" x 9'8" (2.88 x 2.96)

Rear second double bedroom

Bathroom

Tiled bathroom with shower over bath and WC vanity unit with sink

Parking

There is one allocated parking space and bike store

Key information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1500 pcm (£346 pw)

Deposit – £1730

Available unfurnished 28th August 2026

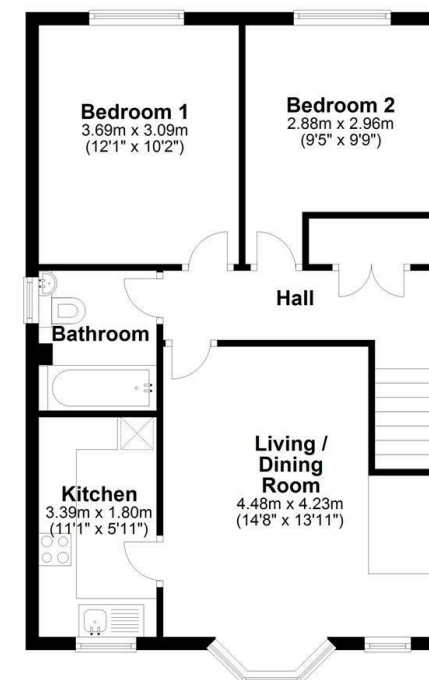
Long term tenancy

- First Floor Maisonette
- Double Glazed
- 58 sqm / 625.9 sqft
- Spacious and Bright
- Sorry, No Smokers
- Unfurnished
- Electric Heating
- Two Double Bedrooms
- One Allocated Parking Space
- Great Location



Floor Plan

Approx. 58.2 sq. metres (625.9 sq. feet)



Total area: approx. 58.2 sq. metres (625.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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		
EU Directive 2002/91/EC		
England & Wales		

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

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