



Bush & Co.

78 Bailey House, Cambridge - £1,700 PCM

A spacious and modern two bedroom third floor apartment located in a very popular development offering very quick access to the mainline train station, City Centre, Addenbrookes Hospital and a short walk to a wide range of shops, cafes and local amenities.

Entrance

Secure communal entrance with entry intercom system and stairs and lift leading to third floor

Entrance Hall

Entrance hall with large cupboard

Living Room/Kitchen

Bright open plan living room/kitchen with door leading to sunny balcony. The kitchen is equipped with electric hob and oven, fridge freezer, washer drier and dishwasher
 Kitchen - 3.41 x 1.88m
 Living Room - 4.89 x 3.12m

Bedroom 1

15'7" x 8'10" (4.77 x 2.70)
 Master double bedroom with wardrobe and en-suite shower room

Ensuite Shower Room

Bedroom 2

9'4" x 9'2" (2.86 x 2.81)
 Second bedroom

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.

Bathroom

With shower over bath, WC, hand basin and heated towel rail

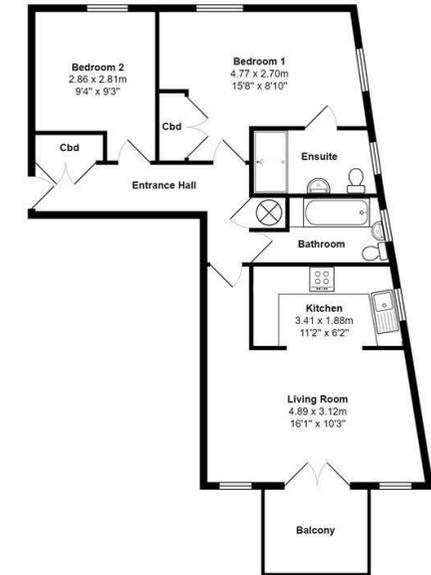
Key information

EPC Rating – C
 Council Tax Band – C (Cambridge City Council)
 Rent – £1700 pcm (£392 pw)
 Deposit – £1961
 Available unfurnished 8th May 2026
 Long term tenancy
 Rent includes water charges
 One allocated parking space

- Spacious Unfurnished Two Bedroom Apartment
- Electric Heating and Double Glazing
- One Allocated Parking Space
- Sorry, No Smokers
- Within walking distance of the station and city centre
- Rent Includes Water Charges
- 71 sqm / 764 sqft



78, Bailey House, Rustat Avenue, Cambridge, CB1 3PG



Total Area: 71.0 m² ... 764 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Plan prepared by charlesjarrison.co.uk

Energy Efficiency Rating		Current	Potential
Vary 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		78	84
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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		78	84
England & Wales			

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