



Bush & Co.

# 245 Turing Way, Cambridge - £2,200 PCM

A stunning and recently built two double bedroom first floor apartment in the popular Rubicon Building on the Knights Park development in Eddington, ideally located for quick access to Cambridge City Centre, major road links including the M11 and A14 and within walking distance of the lively village centre with many amenities including a supermarket, bakery, shops and cafe's.

## Communal Entrance

Secure communal entrance with lift and stairs leading to first floor apartment

## Entrance Hall

Entrance hall with phone intercom system and cupboard housing the washer-drier

## Living Room

16'8" x 28'6" (5.10 x 8.70)

Beautifully designed bright living space with Amtico flooring

## Kitchen

Contemporary fitted kitchen with door to covered all weather balcony. The kitchen comes with an induction hob with extractor fan, electric oven, microwave, fridge freezer and dishwasher

## Bedroom 1

17'0" x 12'5" (5.20 x 3.80)

Master double bedroom with generous integral wardrobe and ensuite shower room

## Bedroom 2

14'11" x 9'0" (4.55 x 2.75)

Second bright double bedroom

## Bathroom

Master stylish bathroom with shower over the bath

## 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.

## Further Benefits

The apartments are built with high level of energy efficiency and have underfloor heating and triple glazing throughout. There is lift and stairs access to all floors, a fully furnished co-working space with a selection of open and private working areas on the ground floor of the building, peaceful communal garden, cycle storage and secure basement parking space for one car with electric car charging points.

## Key Information

EPC Rating – B

Council Tax Band – C (Cambridge City Council)

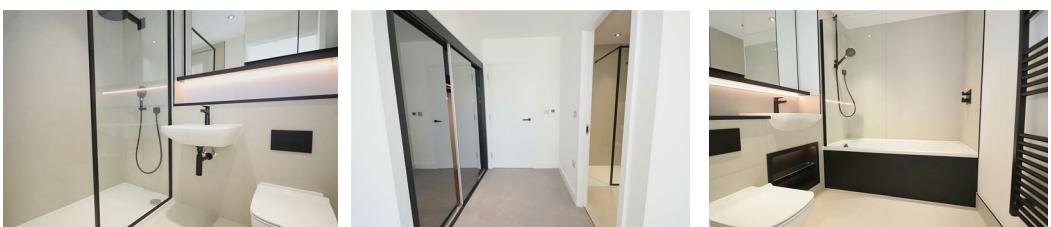
Rent – £2200 pcm (£507 pw)

Deposit – £2538

Available unfurnished 19th March 2026

Long term tenancy

- Two Bedroom Apartment
- First Floor
- Unfurnished
- Underfloor Heating
- Sorry No Smokers, or Pets
- Pretty Communal Gardens
- Two Bathrooms
- Triple Glazed
- Secure Parking For One Car
- 75.1 sqm / 808 sqft



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

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

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