



Bush & Co.

2 Austin Court, Cambridge - £1,500 PCM

A modern and fully furnished one bedroom semi-detached house located off Arbury Road providing good access to the City Centre, Cambridge North Train Station, Science and Business Parks and many local amenities. The property also provides quick access to major road links including the A14 and M11.

Kitchen/Living Room

17'8" x 10'6" (5.39 x 3.22)

Open plan kitchen/living room with integrated appliances and laminate flooring throughout the ground floor

Utility Room

Ground floor utility room with back door leading to patio garden with shed, washer drier, fridge freezer and WC

Bedroom

22'3" x 10'10" (6.80 x 3.31)

First floor spacious bedroom with built in wardrobes and access to the bathroom

Bathroom

Fully tiled bathroom with shower over bath, WC, hand basin with large mirror and heated towel rail

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.

Garden & Parking

Small patio area with use of the shed and street parking available on neighbouring streets (no parking available in Austin Court)

Key Information

EPC Rating – C

Council Tax Band – B (Cambridge City Council)

Rent – £1500 pcm (£346 pw)

Deposit – £1730

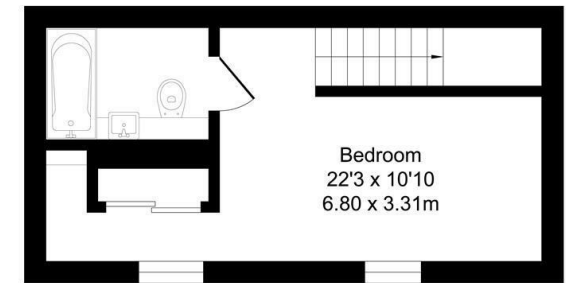
Available fully furnished 4th July 2026

Long term tenancy

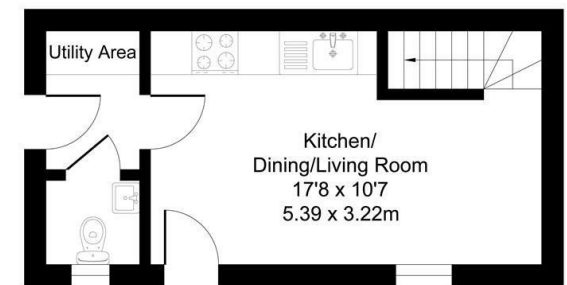
- One Bedroom
- Open Plan Kitchen/Living Room
- Utility Room with WC
- Council Tax Band C
- Double Bedroom with Built In Wardrobe
- Semi Detached House
- Small Patio Garden
- Street Parking Available Close By
- 44.4 sqm / 479 sqft
- Great Access To Many Amenities



First Floor
Area: 22.5 m² ... 242 ft²



Ground Floor
Area: 21.9 m² ... 237 ft²



Total Area: 44.4 m² ... 479 ft²
All Measurements are approximate and for display purposes only

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		

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