



Bush & Co.



# 33 Pepys Court, Cambridge - £1,750 PCM

A stylish two bedroom first floor apartment with a private balcony located in a modern development just off St Andrews Road, providing quick access to the City Centre, Cambridge North train station, Business and Science Parks and just a short walk to Chesterton High Street with its many shops and local amenities. Further benefits include two bathrooms, underfloor heating throughout the apartment, fitted wardrobes in both bedrooms, private balcony located off the living room, secure bin and bike store and one allocated parking space. The property is rented furnished and will be available from 17th February 2026.

## Communal Entrance

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

## Entrance Hall

Entrance hall with phone entry system and spacious storage cupboard.

## Living Room/Kitchen

34'11" x 14'2" (10.66 x 4.32)  
Spacious open plan living room/kitchen with multiple windows offering lots of natural light with French doors leading to a private balcony area overlooking the river. The kitchen is fully fitted with a gas hob and electric oven with extractor hood, built in microwave and integrated washer-drier, dishwasher and fridge freezer. The living room is furnished with two sofas, dining table with four chairs, coffee table, TV cabinet, sideboard and two bar stools.

## 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.

## Bedroom 1

15'1" x 9'3" (4.62 x 2.83)  
Double bedroom with fitted wardrobes, double bed with mattress, two bedside tables and ensuite shower room.

## Bedroom 2

11'3" x 8'0" (3.43 x 2.46)  
Second double bedroom with fitted wardrobes and single bed with mattress.

## Bathroom

Master bathroom which is fully tiled with shower over bath, WC and hand basin

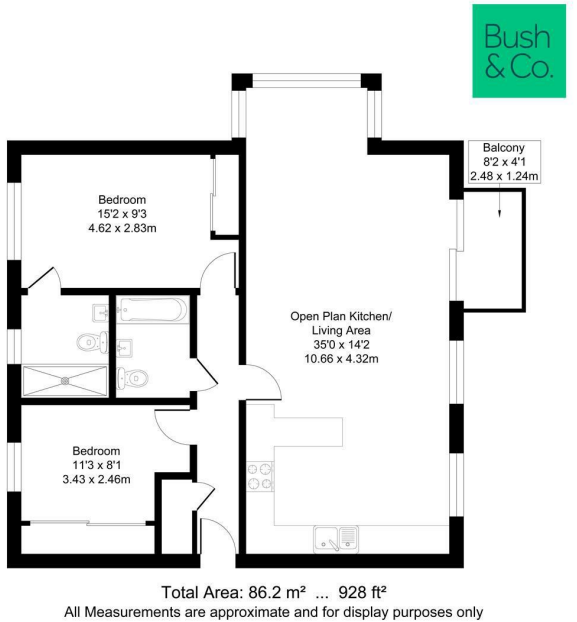
## Parking

One allocated parking space in a secure gated communal car park.

## Key Information

EPC Rating – B  
Council Tax Band – D (Cambridge City Council)  
Rent – £1750 pcm (£403 pw)  
Deposit – £2019  
Available furnished 17th February 2026  
Long term tenancy  
Secure bin and bike store  
Allocated parking space

- Stylish First Floor Apartment
- Two Bedroom & Two Bathrooms
- Furnished
- 86.2 sqm / 928 sqft
- Bin & Bike Store
- Secure Parking For One Car
- Double Glazing
- Gas Central Heating (Underfloor)
- Private Balcony
- Sorry, No Pets or Smokers



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	