



Bush & Co.

83 Winstanley Court, Cambridge - £1,600 PCM

A delightful two bedroom first floor apartment located in this popular development off Cromwell Road, providing quick access to the City Centre, many shops and amenities, local gyms, the mainline Train Station and Addenbrookes Hospital. Further benefits include two bathrooms, communal gardens and plenty of off street parking.

Communal Entrance

Secure communal entrance with stairs leading to first floor

Entrance Hallway

Entrance hallway with phone intercom system

Living/Dining Room

18'1" x 14'6" (5.52 x 4.43)
Spacious living/dining room with laminate flooring

Kitchen

8'6" x 7'11" (2.61 x 2.43)
Kitchen located just off the living room with fridge freezer, washing machine and electric cooker

Bedroom 1

11'1" x 10'3" (3.38 x 3.14)
Master bedroom with fitted wardrobes and ensuite shower room

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.

Bedroom 2

10'3" x 7'2" (3.14 x 2.20)
Second small double bedroom

Bathroom

Spacious modern bathroom which is mostly tiled with shower over bath, WC and hand basin

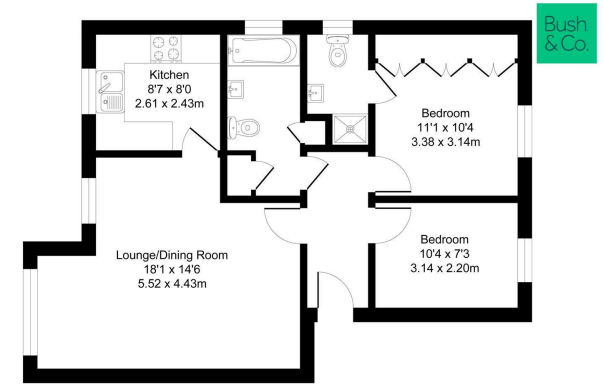
Garden & Parking

Pretty communal gardens with bin and bike store and plenty of off street parking (no permit required)

Key Information

EPC Rating – C
Council Tax Band – C (Cambridge City Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished 31st October 2025
Long term tenancy

- Two Bedrooms
- Two Bathrooms
- First Floor Apartment
- Unfurnished
- Double Glazing
- Electric Heating
- Off Street Parking
- Communal Gardens
- 57.6 sqm / 620 sqft
- Bin and Bike Store



Total Area: 57.6 m² ... 620 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		
England & Wales	EU Directive 2002/91/EC	81

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		
England & Wales	EU Directive 2002/91/EC	

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