

Bush & Co.

# 60 Rustat Road, Cambridge - £1,700 PCM

A lovely and spacious ground floor two bedroom apartment ideally located within walking distance of the mainline railway station, City Centre and many local shops and amenities including the Leisure Park with cinema and restaurants. The property is rented furnished and benefits from having driveway parking for two cars.

# **Entrance Hallway**

Ground floor entrance hallway

## **Living Room**

15'7" x 11'8" (4.77 x 3.57) Spacious front living room with bay window

### **Kitchen**

10'1" x 11'7" (3.08 x 3.54)
Rear fitted kitchen with gas hob
and electric oven, fridge freezer
and washing machine and door to
garden

### **Bedroom 1**

10'9" x 11'8" (3.30 x 3.57) Double bedroom

### **Bedroom 2**

9'9" x 11'9" (2.99 x 3.60) Second double bedroom

#### **Bathroom**

Modern bathroom with shower over bath

## **Garden & Parking**

Large rear garden laid mostly to lawn with brick shed giving ample bike storage and driveway parking for two cars

## **Key Information**

EPC Rating – C
Council Tax Band – B (Cambridge
City Council)
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available furnished 13th December
2025
Long term tenancy

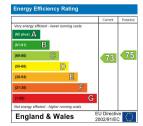
- Ground Floor Apartment
- Two Double Bedrooms
- Furnished Property
- Gas Central Heating
- Double Glazing
- 70 sqm / 753 sqft
- Large Garden
- Driveway
   Parking For 2
   Cars
- Sorry, No Pets or Smokers
- Superb Location

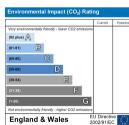












#### **IMPORTANT NOTICE**

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