



Bush & Co.

287 Glenalmond Avenue, Cambridge - £1,800 PCM

A stylish two bedroom unfurnished apartment in the popular Kaleidoscope development just off Brooklands Avenue, within walking distance of the mainline Train Station, leisure centre, the City Centre and offering quick access to Addenbrookes Hospital and the M11

### Communal Entrance

Secure communal entrance with stairs and lift to apartment

### Entrance Hallway

Entrance hall with utility cupboard housing the washing machine

### Living Room/Kitchen

19'7" x 16'2" (5.98 x 4.93)  
Spacious open plan living room and kitchen with wood vinyl flooring and door opening onto a balcony  
Fitted kitchen with electric hob and oven, dishwasher and fridge-freezer

### Bedroom 1

13'0" x 9'3" (3.98 x 2.83)  
Double bedroom with wood vinyl flooring and en-suite shower room

### Bedroom 2

11'1" x 9'0" (3.40 x 2.75)  
Second double bedroom

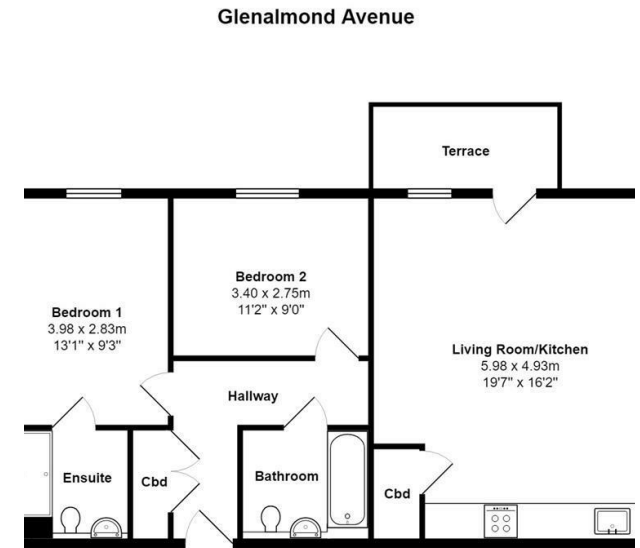
### Bathroom

Modern bathroom with shower over bath, WC, hand basin and mirror

### Key information

EPC Rating – C  
Council Tax Band – E (Cambridge City Council)  
Rent – £1800 pcm (£415 pw)  
Deposit – £2076  
Available unfurnished 21st May 2026  
Long term tenancy  
Secure under croft parking for one car

- Two Bedrooms
- Two Bathrooms
- Apartment
- Unfurnished
- Allocated Under Croft Parking
- Gas Central Heating
- Double Glazed
- Excellent Location
- 68 sqm / 732 sqft



Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Energy Efficiency Rating		Current	Potential
Vary 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
Vary 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	

### 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.

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