



Bush & Co.

## 23 Garden Walk, Cambridge - £1,150 PCM

A well presented one bedroom ground floor apartment located off Victoria Road close to a wide range of local shops and the City Centre and offering quick access to Cambridge Science and Business Parks, Cambridge North Train Station and the A14/M11. The property is rented unfurnished and there is no parking available.

### Living Room

11'8" x 11'11" (3.58 x 3.65)  
Open plan living room and kitchen area fitted with an electric hob and oven, integrated washing machine and small fridge with freezer compartment

### Bedroom

10'2" x 7'9" (3.11 x 2.37)  
Double bedroom with ensuite shower room

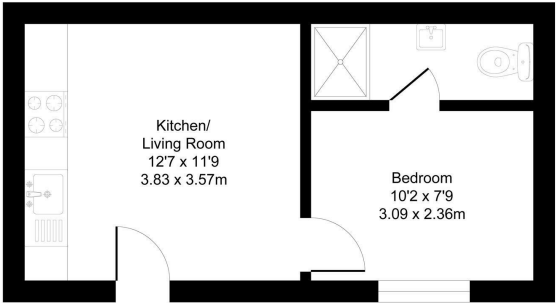
### Shower Room

Shower room with electric shower, WC, hand basin and heated towel rail

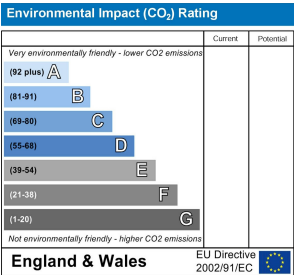
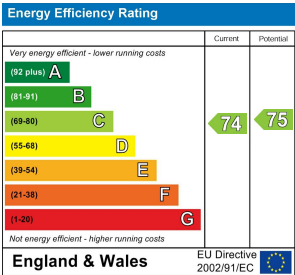
### Key information

EPC Rating – C  
Council Tax Band – A (Cambridge City Council)  
Rent – £1150 pcm (£265 pw)  
Deposit – £1326  
Available unfurnished 22nd August 2026  
Long term tenancy  
Ideal for single occupancy  
No parking available

- Ground Floor Apartment
- 23.7 sqm / 256 sqft
- Unfurnished
- Gas Central Heating
- Single Occupancy
- 1 Bedroom
- 1 Bathroom
- Double Glazed
- No Parking
- Good Access To Many Amenities



Total Area: 23.7 m<sup>2</sup> ... 256 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



### 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.

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