



Bush & Co.

41 Bailey House, Rustat Avenue - £1,750 PCM

A spacious, third floor two bedroom apartment located in a very popular development offering quick access to the mainline railway station, the City Centre, Addenbrookes Hospital and a short walk to a wide range of shops and local amenities.

Communal Entrance

Secure communal entrance with stairs and lift to apartment

Entrance Hall

Living Room/Kitchen

22'11" x 13'8" (6.99 x 4.18)

Open plan living room with doors to the balcony and fitted kitchen area with electric hob and oven, fridge freezer, washer-drier and dishwasher

Bedroom 1

15'6" x 9'9" (4.74 x 2.99)

Master bedroom with en-suite shower, fitted wardrobe and balcony

Bedroom 2

11'5" x 9'8" (3.49 x 2.96)

Second double bedroom

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.

Lettings Office:
8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Bathroom

Master bathroom with shower over bath

Key information

EPC Rating – C

Council Tax Band – C (Cambridge City Council)

Rent – £1750 pcm (£403 pw)

Deposit – £2019

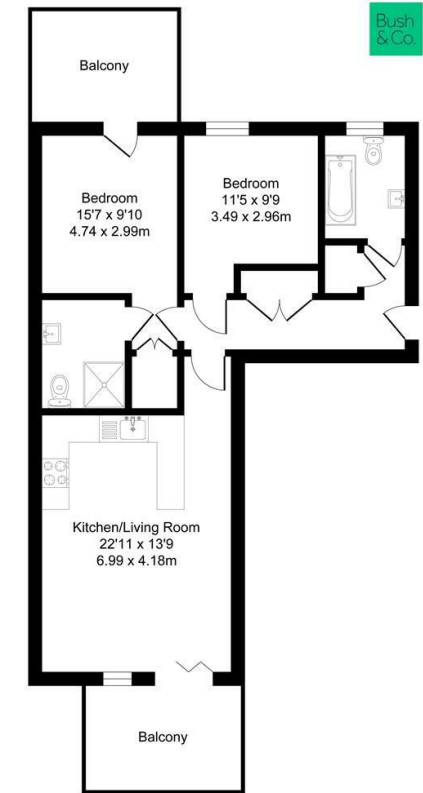
Available unfurnished 26th May 2026

Long term tenancy

One allocated parking space and security entrance system

Rent includes water charges

- Two Bedroom Apartment
- Two Bathrooms
- Double Glazed
- Allocated Parking For One Car
- Superb Location
- Unfurnished Property
- Electric Heating
- Communal Gardens
- Water Charges Included In The Rent
- 68.4 sqm / 736 sqft



Total Area: 68.4 m² ... 736 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	80 → 86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80 → 86
(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	
EU Directive 2002/91/EC	

Sales Office:
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