



Bush & Co.

1 Regency Square, Cambridge - £1,600 PCM

A delightful ground floor two bedroom apartment, located within walking distance of the mainline Train Station, Leisure Park and the City Centre and within easy reach of Addenbrookes Hospital and many shops and local amenities.

### Communal Entrance

Secure communal entrance leading to ground floor apartment

### Living/Dining Room

20'1" x 10'5" (6.13 x 3.19)  
Spacious living/dining room with front bay window

### Kitchen

10'2" x 7'3" (3.10 x 2.21)  
Fitted kitchen with fridge freezer, washing machine, slimline dishwasher, electric oven and gas hob

### Bedroom 1

11'8" x 8'1" (3.56 x 2.48)  
Master bedroom with ensuite shower room and fitted wardrobes

### Bedroom 2

7'8" x 6'0" (2.34 x 1.85)  
Single bedroom perfectly suited for a study/office area

### 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.

### Bathroom

Main bathroom with hand held shower over bath, WC and hand basin

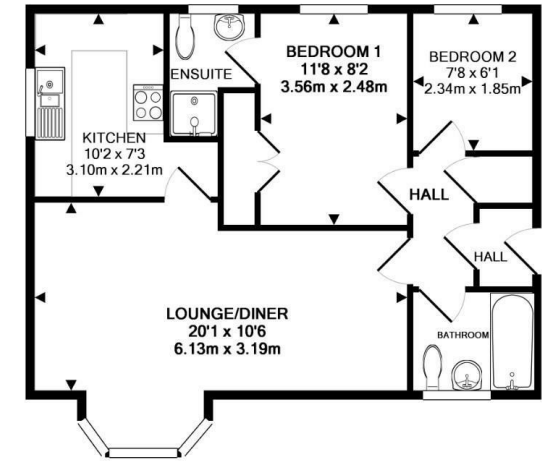
### Garden and Parking

Pretty communal gardens and one allocated parking space

### Key information

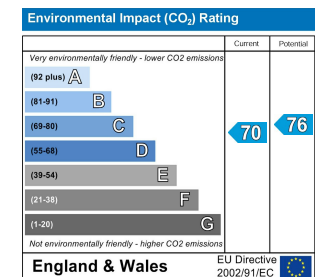
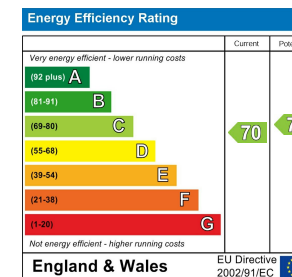
EPC Rating – C  
Council Tax Band – C (Cambridge City Council)  
Rent – £1600 pcm (£369 pw)  
Deposit – £1846  
Available unfurnished 11th July 2026  
Long term tenancy

- Two Bedroom
- Two Bathrooms
- Ground Floor Apartment
- Unfurnished
- 53.5 sqm / 576 sqft
- Gas Central Heating
- Double Glazed
- Communal Gardens
- Allocated Parking Available
- Superb Location



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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