



Bush & Co.

5 Windsor Gate, Cambridge - £1,400 PCM

A very well presented modern ground floor one bedroom apartment located just off Coldhams Lane offering easy access to Addenbrookes Hospital, the City Centre and mainline railway station, there is a large supermarket nearby together with many local shops and amenities.

Communal Entrance

Secure entrance shared with one other apartment

Living Room

Open plan living room and kitchen area with wood flooring and the stylish kitchen is fitted with electric oven and hob, microwave, fridge-freezer, dishwasher and washer-drier

Living Room - 6.08 x 3.97m
Kitchen - 2.69 x 2.08m

Bedroom

12'6" x 8'10" (3.83 x 2.70)
Double bedroom with fitted wardrobe and French doors leading to the enclosed courtyard garden

Shower Room

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

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

Garden & Parking

Rear enclosed courtyard garden with gated access to parking area with one allocated space and bike store

Key Information

EPC Rating – B
Council Tax Band – B (Cambridge City Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished 26th August 2026
Long term tenancy

- Ground Floor Apartment
- 1 Bedroom
- High Performance Glazing
- Secure Parking For One Car
- 43.4 sqm / 467 sqft
- Unfurnished
- Electric Underfloor Heating
- Enclosed Patio Garden
- Bin Store



Windsor Gate, Coldhams Lane, Cambridge



Total Area: 43.4 m² ... 467 ft²
All measurements are approximate and for display purposes only
Plan prepared by charlesj.harrison.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	81	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

Sales Office:
169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk