



Bush & Co.

82 St Bedes Crescent, Cambridge - £1,300 PCM

A delightful top floor two bedroom apartment located off Cherry Hinton Road providing good access to Addenbrooke's Hospital, the mainline Train Station, the City Centre and many local shops and amenities.

**Entrance**

First floor entrance with small hallway and additional stairs leading to top floor

**Hallway**

Top floor hallway with large storage cupboard

**Living Room**

15'8" x 14'4" (4.79 x 4.39)  
Spacious living room with bay window leading to the kitchen

**Kitchen**

9'1" x 8'5" (2.78 x 2.58)  
Rear fitted kitchen with fridge freezer, gas cooker and washing machine

**Bedroom 1**

10'5" x 9'1" (3.18 x 2.79)  
Front double bedroom

**Bedroom 2**

9'1" x 9'1" (2.79 x 2.77)  
Second small double bedroom

**Bathroom**

Bathroom with shower over bath, WC and hand basin

**Garden & Parking**

Communal gardens and street parking available

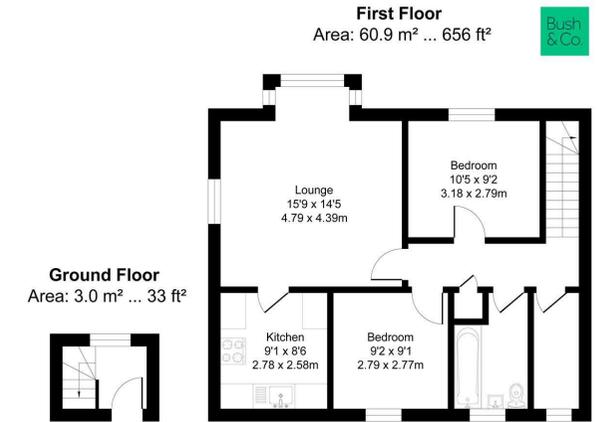
**Key Information**

EPC Rating – D  
Council Tax Band – B (Cambridge City Council)  
Rent – £1300 pcm (£300 pw)  
Deposit – £1500  
Available unfurnished 7th March 2026  
Long term tenancy

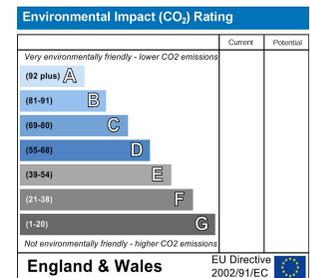
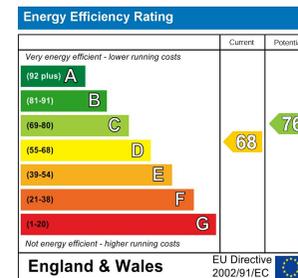
- Two Bedroom Apartment
- Gas Central Heating
- 63.9 sqm / 689 sqft
- Communal Garden
- Excellent Location
- Unfurnished Property
- Double Glazing
- Sorry, No Pets or Smokers
- Street Parking Available

**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.



Total Area: 63.9 m<sup>2</sup> ... 689 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



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