



**Adams House, Rustat Avenue, Cambridge, CB1 3RE**

**CHEFFINS**

## Rustat Avenue

Cambridge,  
CB1 3RE

A well presented 2 bedroom first floor apartment with large roof terrace within this popular development on the south side of the city near to the train station. The accommodation comprises entrance hall, open plan living room with kitchen and generous roof terrace, 2 double bedrooms and 2 bathrooms (1 en suite shower room). Secure allocated parking space. We regret no sharers or pets. Furnished. Available from 17/11/2025. EPC: C and Council Tax Band: C.

### LOCATION

The property is located within the Coleridge ward of Cambridge off Rustat Road on the south side of the city. The location is convenient for access to Cambridge train station and the CB1 Business District (0.4 miles), Addenbrookes (1.7 miles) and the city centre (0.9 miles). A good range of local amenities can also be found nearby on Mill Road and at the Cambridge Leisure Park as well as excellent transport links. (distances approximate)

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**£1,750 PCM**





## RECEPTION HALL

with built in storage cupboard, shoe cabinet and opening to:

## HALLWAY

with 2 built in storage cupboards (1 housing hot water cylinder) and shoe cabinet. Doors to bedrooms, bathroom and:

## LIVING ROOM

with sliding patio doors with access to terrace, further window to side aspect, wall mounted book shelves and furniture including sofa, 2 end tables, kitchen island with breakfast bar and 2 bar stools and 2 desks with desk chairs. Open to:

## KITCHEN

fitted with base and wall units, work tops, sink, oven, gas hob with extractor above, fridge freezer, dishwasher and washing machine.

## TERRACE

with decking, rail and panel balustrade and box shed.

## BEDROOM 1

with built in wardrobes, window to side aspect and furniture including double bed, set of drawers and 2 shelf units. Door to:

## EN SUITE SHOWER ROOM

with shower enclosure, WC and wash basin with mirror above.

## BEDROOM 2

with window to side aspect and furniture including single bed and shelving unit.

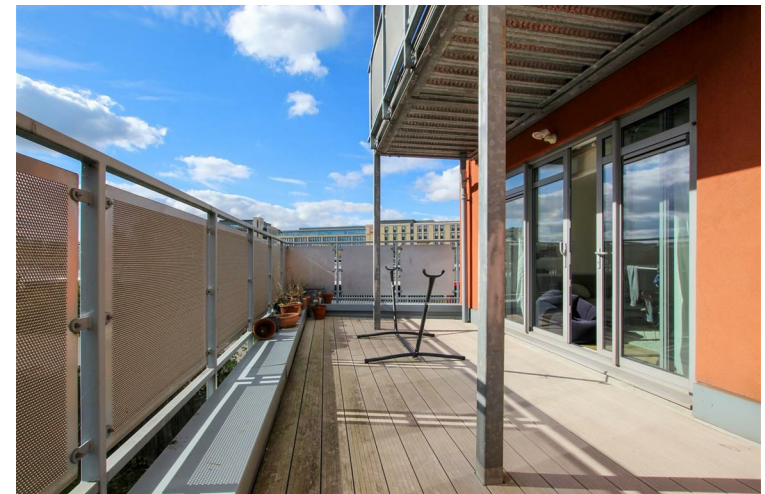
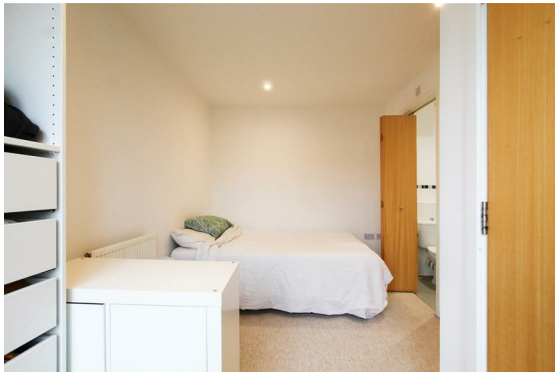
## LETTING AGENT NOTES

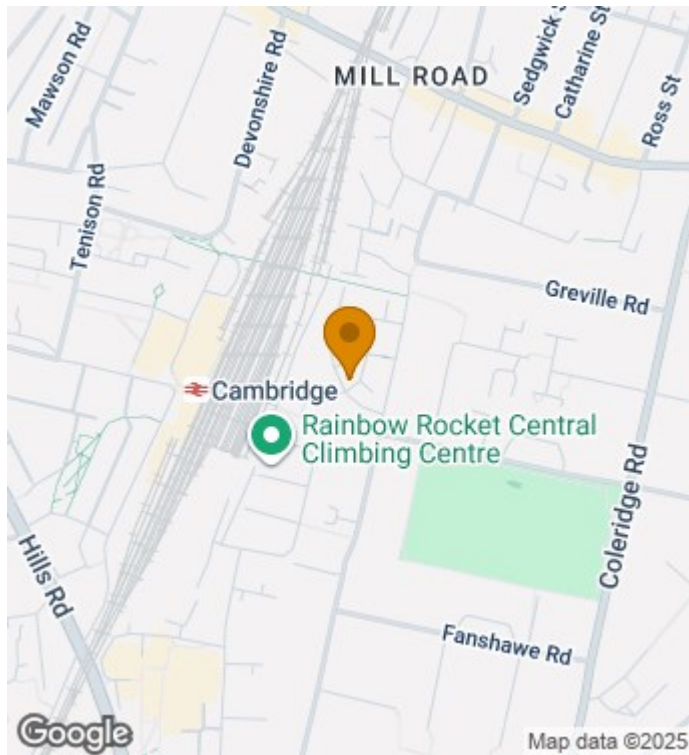
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £392.00

Deposit - £1961.00





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Total area: approx. 70.9 sq. metres (763.4 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes Roof Terrace  
Plan produced using PlanUp.

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

