



**Bailey House, Rustat Avenue, Cambridge, CB1 3PG**

**CHEFFINS**

## Rustat Avenue

Cambridge,  
CB1 3PG



**£1,750 PCM**

- Minimum 6 Month Tenancy
- Available Now
- Furnished
- EPC: D
- Council Tax Band: C
- Electric Room Heaters
- Terrace & Balcony
- Secure Allocated Parking

A well presented 2 bedroom first floor apartment with large roof terrace and balcony within this popular development on the south side of the city. The accommodation comprises entrance hall, open plan living room with kitchen and terrace off, principle bedroom with en-suite shower room, 1 further double bedroom with balcony off and bathroom. Secure allocated parking within gated under croft car park. We regret no sharers. Furnished. Available Now. EPC: D and Council Tax Band: C.





## LOCATION



The property is situated in the Coleridge ward of Cambridge, just off Rustat Road on the city's southern side. It offers excellent access to Cambridge railway station and the CB1 Business District (approximately 0.4 miles), Addenbrooke's Hospital (1.7 miles), and the city centre (0.9 miles). A wide selection of local amenities is available nearby on Mill Road and at Cambridge Leisure Park, along with strong transport connections. (All distances are approximate.)

## ENTRANCE HALL

built in cupboard with double doors, airing cupboard and doors to living room, bedrooms and bathroom off.

## LIVING ROOM

window to rear aspect, patio doors to balcony/terrace, furniture comprising corner sofa, coffee table, TV stand and dining table with chairs. The living room is open to:

## KITCHEN

base and wall units, work tops, 1.5 bowl sink and integrated appliances including oven, electric hob with extractor hood above, fridge freezer, slimline dishwasher and washing machine.

## BALCONY/TERRACE

paved with railing balustrade and patio furniture.

## BEDROOM 1

built in double wardrobe, window to front aspect aspect, furniture comprising double bed, 2 bed side units and chest of drawers and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with mirrored cabinet above and heated towel rail.

## BEDROOM 2

built in double wardrobe with sliding mirrored doors, furniture comprising double bed and desk with chair and glazed door to:

## BALCONY

decking, glass and railing balustrade and bistro table with 2 chairs.

## BATHROOM

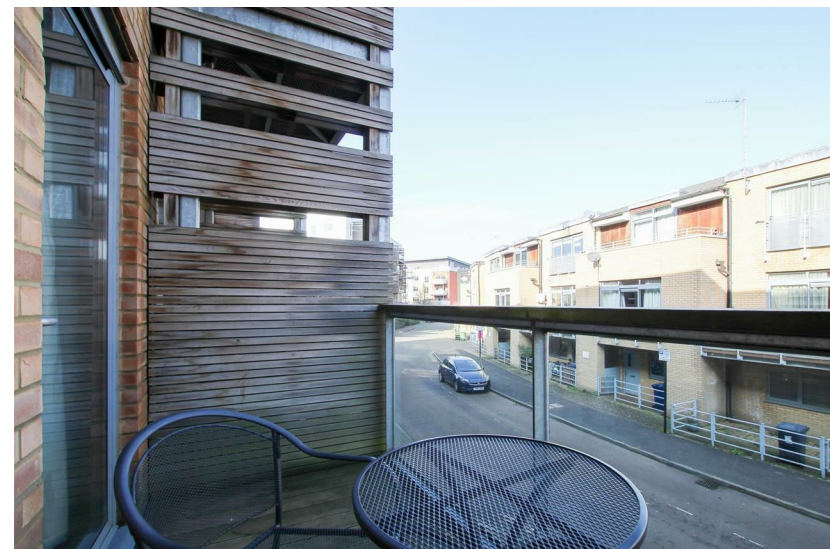
shower over bath with glass shower screen, wc, wash basin with illuminated mirror above, mirrored wall cabinet, heated towel rail and window to front aspect with obscured glass.

## LETTING AGENT NOTES

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

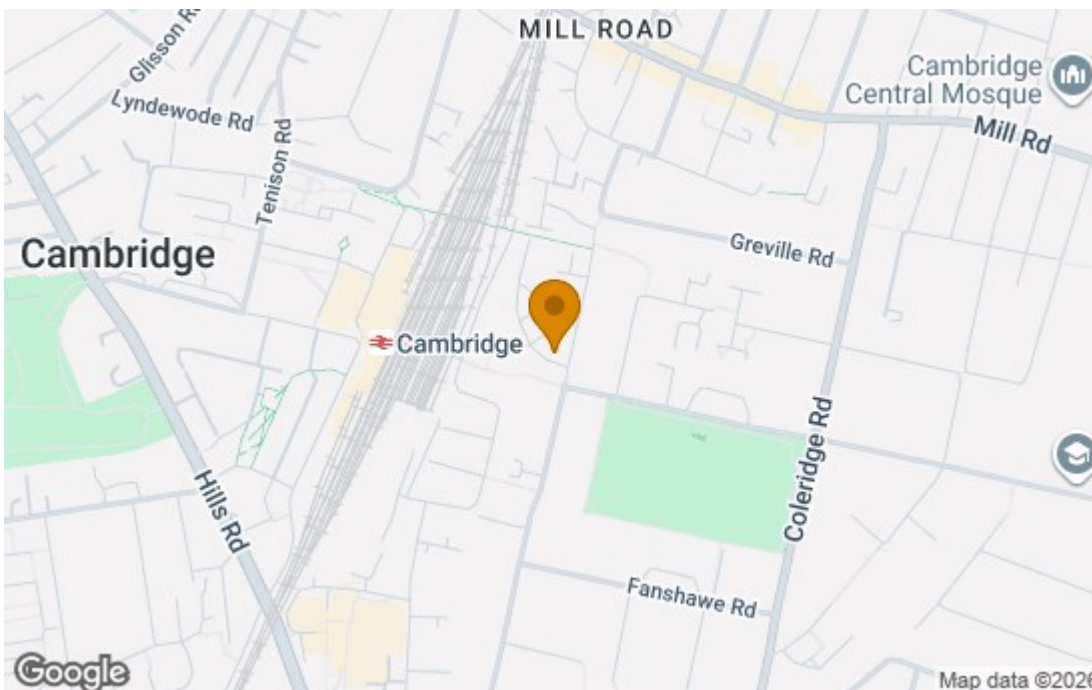
Term - Minimum 6 month tenancy  
Holding Deposit - £403  
Deposit - £2019





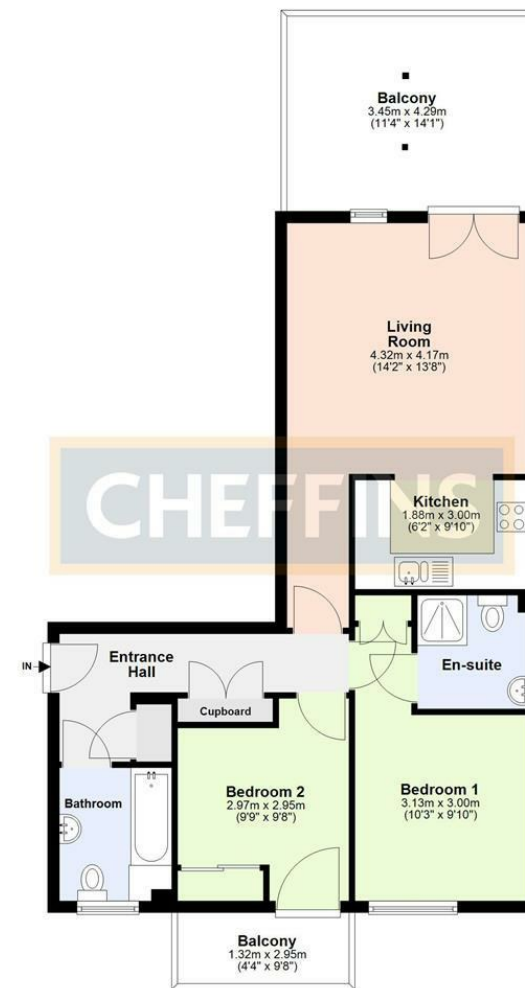


| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (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               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |



## First Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)

Floor area excludes the Balconies.  
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.

