

Bailey House, Rustat Avenue, Cambridge, CB1 3PG

CHEFFINS

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1 1 1

£1,500 PCM

A well presented 1 bedroom first floor apartment with generous terrace within this popular development with easy access to the train station, amenities on Mill Road and the city centre. The accommodation comprises entrance hall, open plan living room with kitchen and terrace, 1 double bedroom and bathroom. Allocated parking space. Unfurnished. Available from 04/12/2026. EPC: C 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 housing boiler, further built in cupboard and doors to the living room, bedroom and bathroom off.

LIVING ROOM
double glazed window to rear aspect and double glazed door to terrace. The living room is open to:

KITCHEN
base and wall units, work tops, sink, oven, electric hob with extractor above, fridge freezer, dishwasher and washer dryer.

TERRACE
paving and railing balustrade.

BEDROOM
fitted double wardrobe and double glazed door to terrace.

BATHROOM
shower over bath, wc and wash basin with mirror above.

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

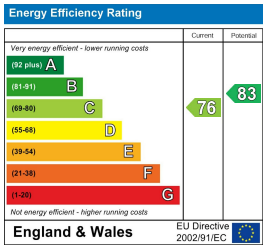
Holding Deposit - £346
Deposit - £1730

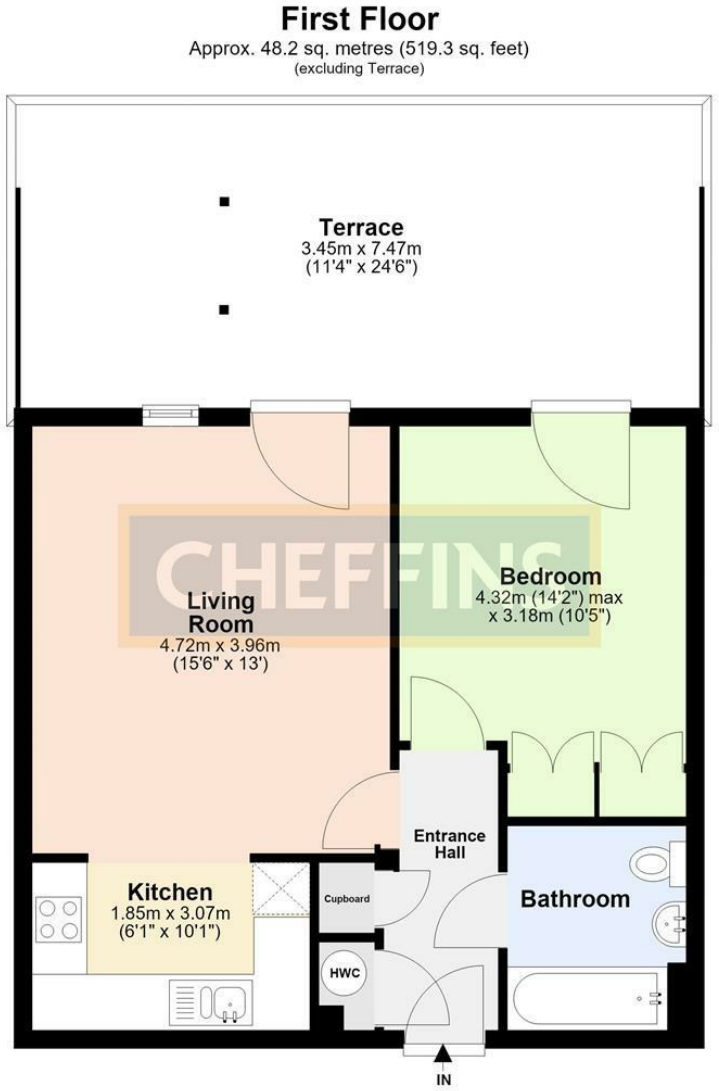












Total area: approx. 48.2 sq. metres (519.3 sq. feet)

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.