



Rustat Avenue, Cambridge, CB1 3PG

CHEFFINS

Rustat Avenue

Cambridge,
CB1 3PG

A well-proportioned ground floor apartment, featuring a particularly unique and beautifully landscaped garden, forming part of this established and highly convenient development, ideally positioned for easy access to Cambridge Railway Station and the extensive range of amenities available along Mill Road.

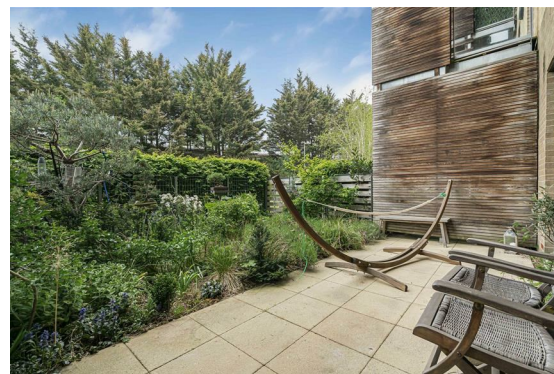
LOCATION

Bailey House occupies a highly convenient and sought-after position on Rustat Avenue, a popular residential area situated just south-east of Cambridge city centre. This well-established and desirable location is ideally placed for a vast range of local amenities, with vibrant Mill Road just a short walk away, offering an eclectic mix of cafés, restaurants, independent shops, and supermarkets. The area also benefits from excellent access to leisure facilities, including nearby parks and gyms, and is perfectly positioned for commuters, with Cambridge railway station just a few minutes' walk away, providing fast and regular services into London King's Cross and Liverpool Street. The location also offers easy access to Addenbrooke's Hospital, the Biomedical Campus, and Cambridge Science Park, as well as major road networks including the A14, M11, and A11. Educational provision is exceptional, with a number of highly regarded schools and sixth form colleges nearby, including Hills Road and Long Road Sixth Form Colleges. This thriving yet peaceful residential setting provides an ideal balance between city living and accessibility, making it one of Cambridge's most attractive locations to live.

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Guide Price £325,000





ENTRANCE DOOR

Leading through into:

ENTRANCE HALLWAY

With airing cupboard, storage cupboard, doors to:

LIVING/DINING ROOM

electric radiator, full height window and door leading out onto garden as well as opening through into:

KITCHEN

With range of matching eye and base level units, worktop with an inset sink and drainer with chrome mixer tap over, integrated oven, electric hob with extractor hood over, space for appliances including; fridge freezer, dishwasher and washing machine, part tiled walls.

BEDROOM

With full height and width built in wardrobes, access via mirrored sliding doors, fitted with railings and shelving, electric radiator, glazed door leading out onto garden.

BATHROOM

Comprising three piece suite with low level w.c. with eco flush button,

pedestal wash basin with chrome mixer tap over and panelled bath with shower over, part tiled walls

OUTSIDE

To the front, the property is accessed from Rustat Avenue via a block-paved road leading to the communal car park. A covered, glazed communal entrance provides access to the main lobby, from which the front door of the apartment is approached. The property also includes a secure bike parking area.

To the rear, the property enjoys a particularly attractive garden, predominantly laid to paving, offering a delightful space for both relaxation and outdoor entertaining. The remainder of the garden is bordered by well-stocked beds, featuring a variety of mature shrubs and plants, creating a private and tranquil setting.

AGENT'S NOTE

Lease Length: 125 years

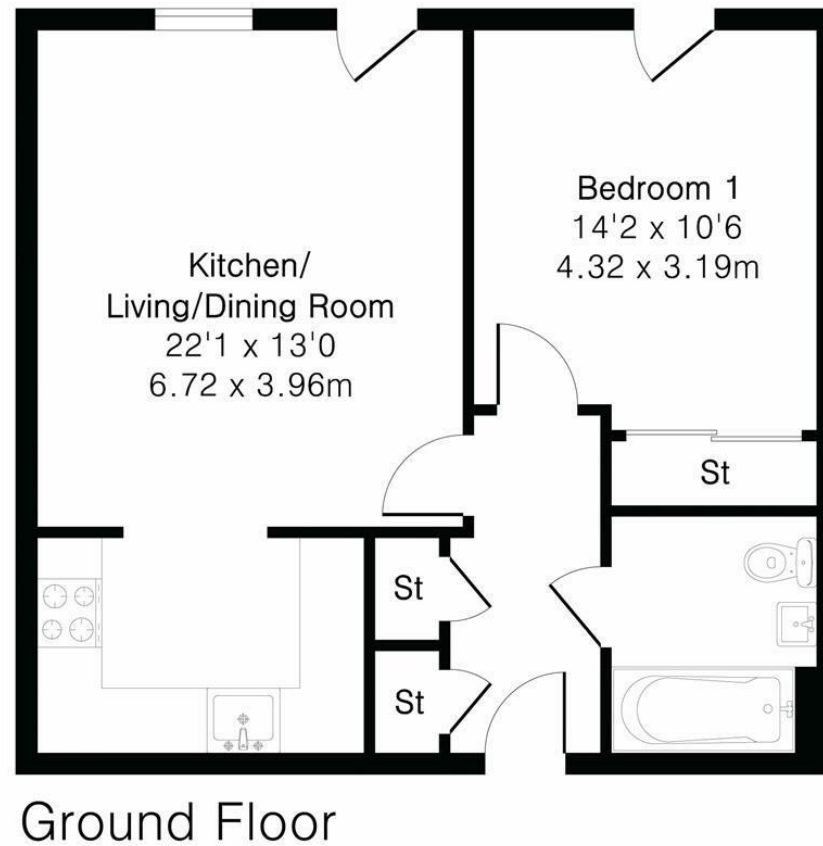
Years Left: 103 years

Ground Rent: £302.84 per annum

Service Charge: £2,750.54 per annum



Approximate Gross Internal Area 524 sq ft - 49 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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