



66 sqm / 706 sqft

Allocated Parking

Leasehold

2007

Fourth floor apartment

EPC - C / 78

2 beds, 1 recep, 2 bath

Council tax band - C

Bailey House

A generous two bedroom fourth floor apartment with en-suite, private south-facing terrace and a pleasant leafy outlook. Superbly located a short walk away from Cambridge station.



Guide Price
£375,000



Bailey House is part of an eagerly sought after modern development built 2006-7 off Rustat Road, and is exceptionally conveniently positioned, less than 10 minutes' walk from the city's railway station and right on the doorstep of Mill Road with its bustling independent shops, cafes and pubs. Its location makes it enormously popular with young professionals, post-graduate students and also mature people looking for a well proportioned, easy-to-run, centrally located property to buy or rent.

The apartment is on the fourth floor and has a lot of natural light entering all rooms. There are two double bedrooms - the master with an en-suite shower room - a generous main bathroom and an open plan living space with a well-equipped kitchen including all appliances. French doors from the living space open on to a south facing balcony, which provides a splendid view over the communal gardens and South Cambridge.

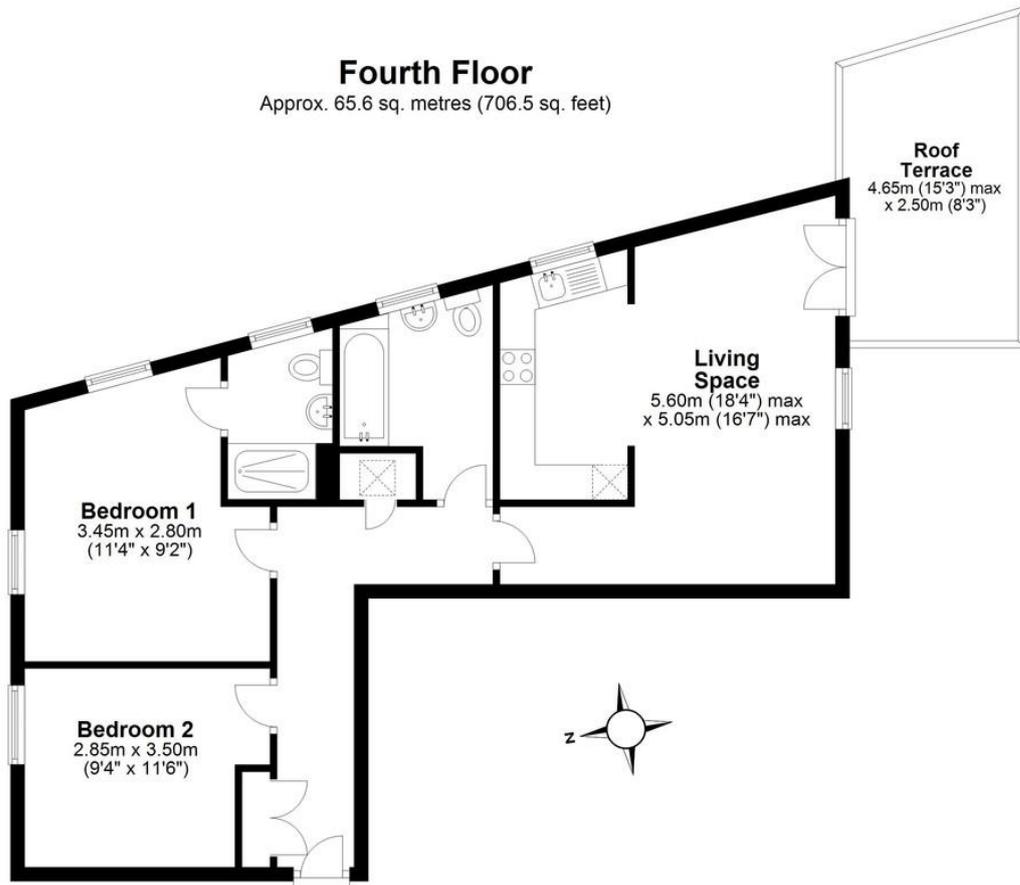
There is electric heating, an allocated parking space and communal gardens and bicycle stores.

The lease has about 108 years remaining. The owners pay a ground rent of £200 pa and the most recent yearly service charge is £2000 pa.



Fourth Floor

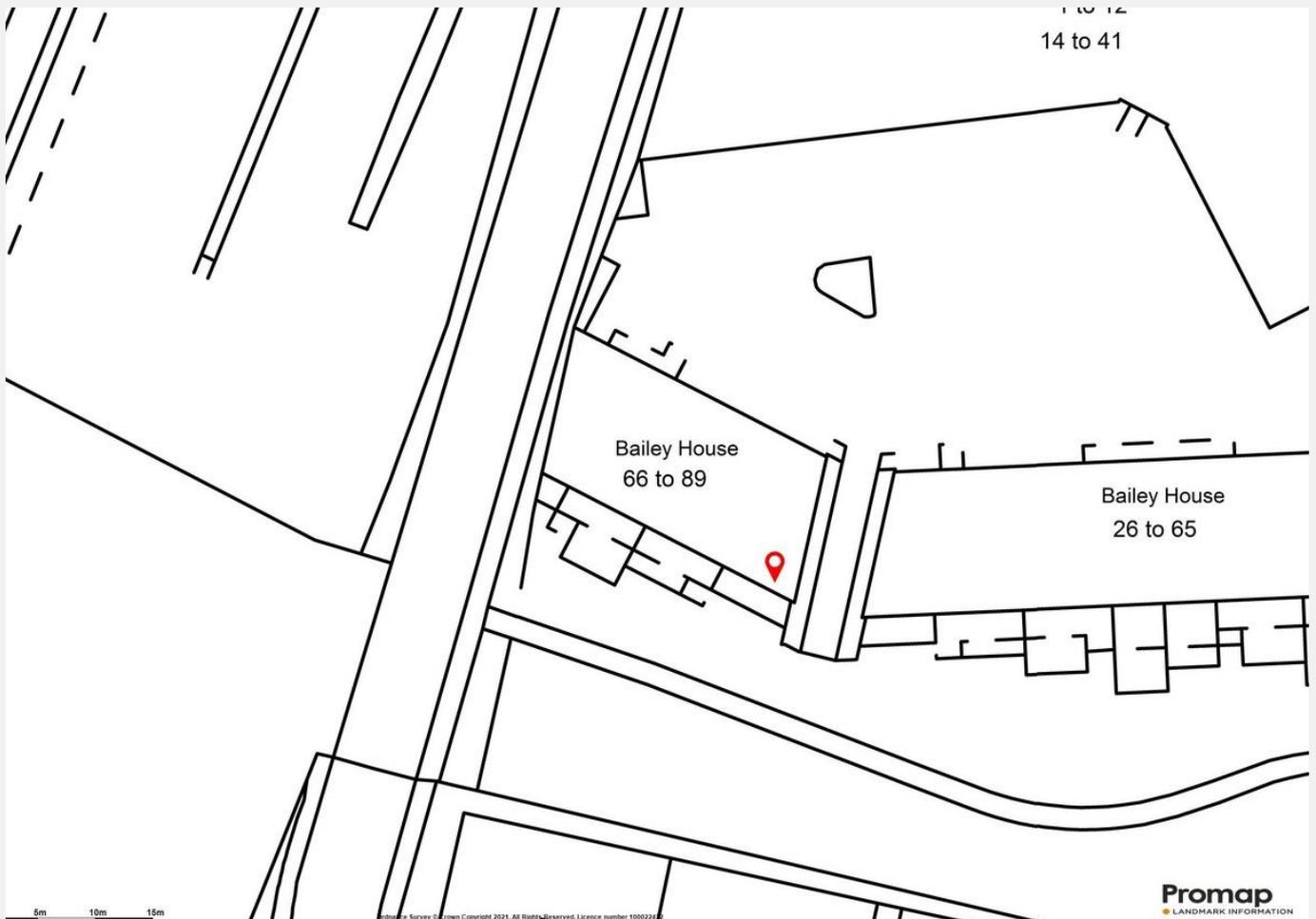
Approx. 65.6 sq. metres (706.5 sq. feet)



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

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Approx. 66 sqm
(706 sqft)



Rustat Avenue is a convenient residential area, which lies between Mill Road, Hills Road and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrooke's Hospital.

Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds.

Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure, a multi-screen cinema and bowling alley complex has a number of well known restaurants and a popular live music/comedy venue, The Junction is within the immediate vicinity. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury's mini supermarkets.

The railway station has mainline services into London's King's Cross and Liverpool Street stations from around 48 minutes.

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