

VIDEO TOUR AVAILABLE
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49 sqm / 534 sqft

Allocated parking

Leasehold

2007

Apartment

EPC - TBC

1 bed, 1 recep, 1 bath

Council tax band - B

Rustat Avenue

A smart first-floor apartment with a large private south-facing balcony overlooking well-maintained communal gardens. The property has allocated parking, is less than half a mile from Cambridge Station and is for sale with no onward chain.



Guide Price
£295,000



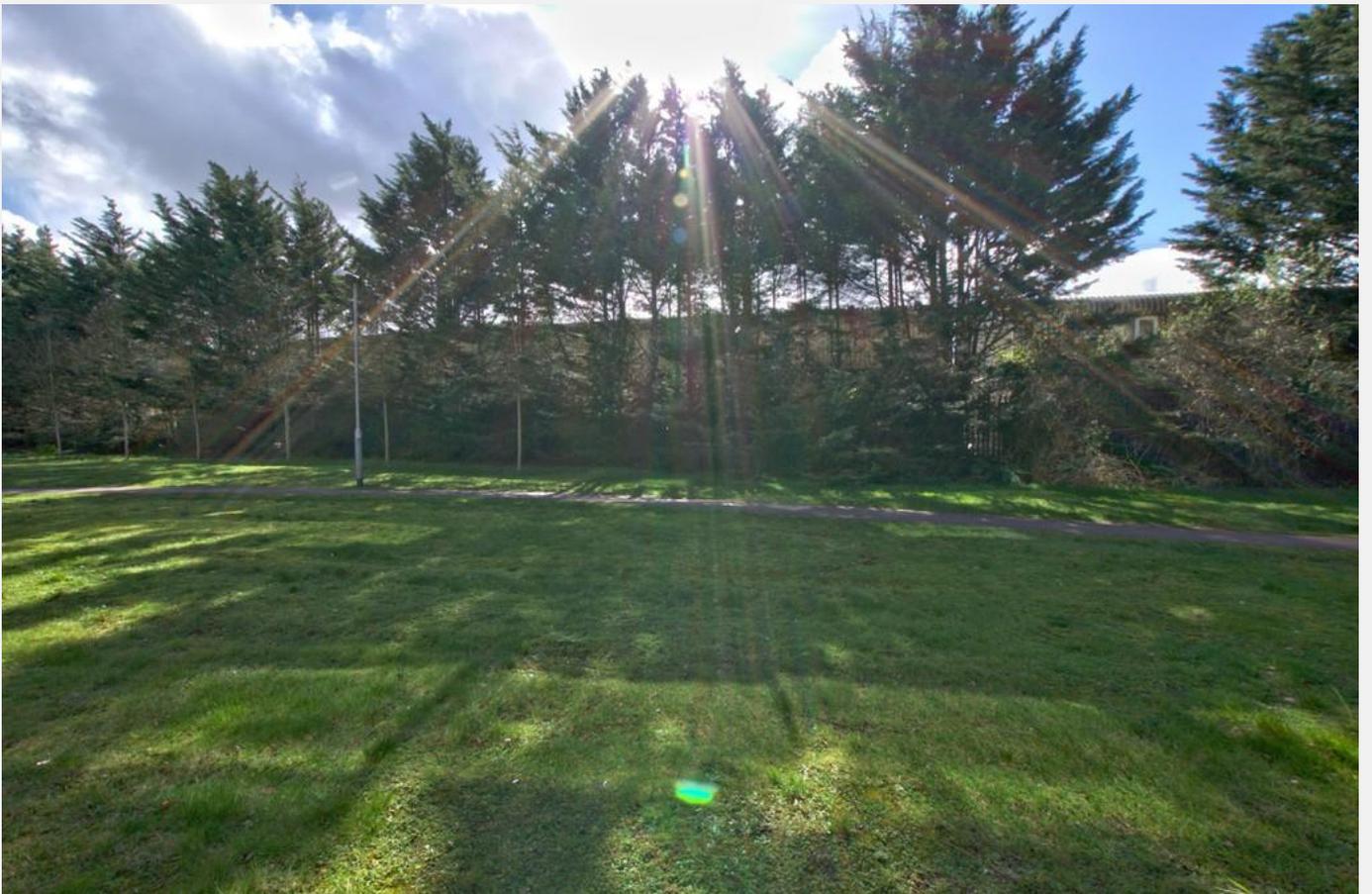
This smart one bedroom apartment has been fully redecorated throughout and is presented in outstanding condition. It enjoys a delightful position within this ever popular development and benefits from an abundance of natural light both into the property itself and across the large outside space. The property is a short 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 accommodation briefly comprises an entrance hall, off which there is a large storage cupboard and separate airing cupboard. A large bright sitting/dining room which benefits from southerly aspects and has access to a large south-facing balcony. The kitchen, which is in excellent condition, has been fitted with a range of base and wall mounted units and features various integrated appliances including a dishwasher and washing machine.

The bedroom is a generous size and has large built-in wardrobes. There is a door leading through to the balcony with pleasant views over the communal gardens with mature trees beyond. There is a bathroom fitted with a white suite comprising of a low-level WC, pedestal wash hand basin and panelled bath with shower over.

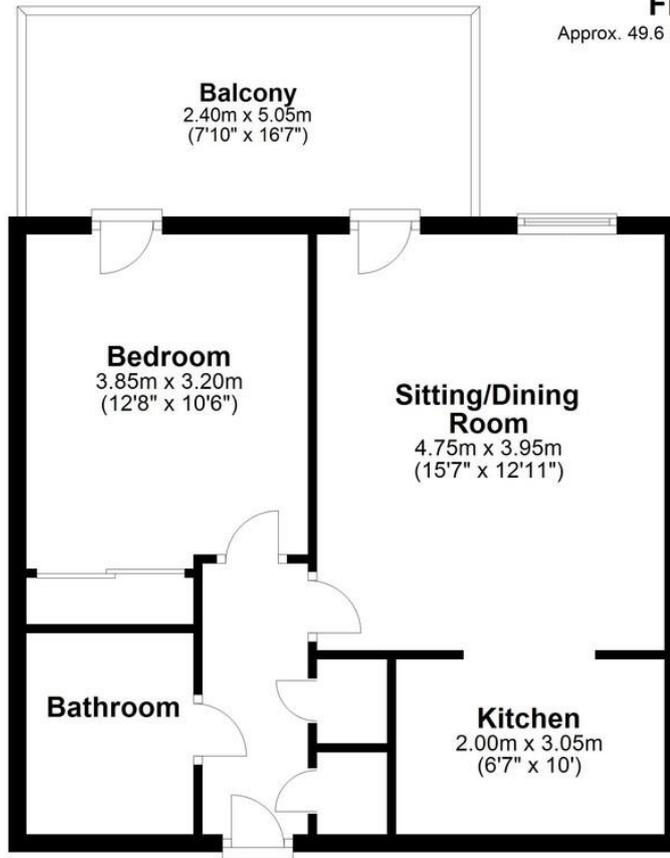
Outside, the property benefits from an allocated parking space and secure bicycle store. There is a secure communal entrance with both a lift and stairs to the property

There is a current service charge of £1748 per year, ground rent of £200 and the lease has about 111 years remaining.



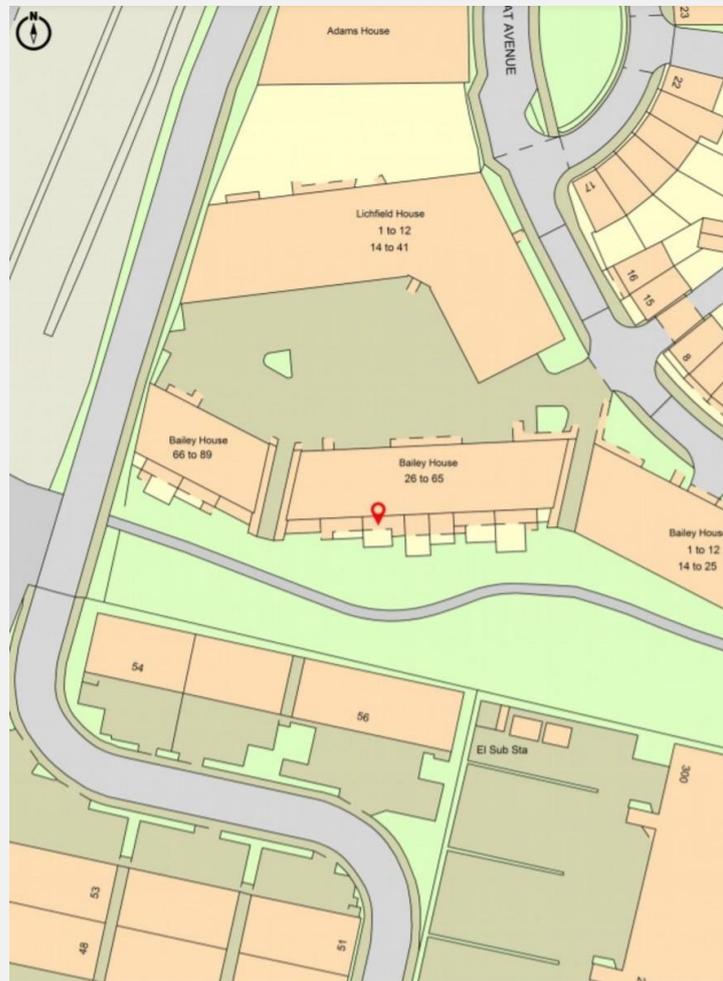
First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 49.6 sq. metres (534.3 sq. feet)

Total area:
Approx. 50 sqm
(534 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 Addenbrookes 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. Reputable schooling in both the state and independent sectors for all age groups are within the city.

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