



Bush & Co.



## 22 Bailey House Rustat Avenue, Cambridge, CB1 3PG

Guide Price £300,000 Leasehold



Bailey House forms part of the popular Rustat Avenue development, located to the south side of Cambridge and positioned within walking distance of the city centre and vibrant Mill Road. Commuters will particularly enjoy the close proximity to the mainline railway station (approximately 0.5 miles) with frequent services to London's King Cross and Liverpool Street. Addenbrookes Hospital is also less than 1.5 miles away. The nearby leisure park is just a short walk and features a cinema, restaurants and supermarkets.

The property is a modern top floor apartment boasting extensive views as well as spacious and light filled accommodation with generous outside terraces and the advantage of no upward chain.

The entrance hallway has plenty of built in storage and an intercom entry phone system. The living accommodation is positioned quietly at the back of the building with a window and double doors leading out to a balcony which offers fine southerly views towards Gog Magog. There is an opening to the kitchen area which comprises a range of wall and base units and work surfaces with integrated appliances (please note the washing machine does not function).

Bedroom one is a large double room with access to a further balcony which runs the full width of the apartment. There is a three piece ensuite shower room which is fully tiled. Bedroom two is another generous double room and there is a three piece bathroom with modern tiling and a shower over the bath.

Outside - There are pleasant communal garden areas to the back and an allocated parking space within the secure under croft car park. Additionally there is secure cycle storage and bin store.

TENURE - Leasehold

TERM - 105 years remaining

MAINTENANCE CHARGES - £2814.80 per annum

GROUND RENT -£302.85 per annum

COUNCIL TAX - Band C



## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

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## Further Information

Tenure - Leasehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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