



Bush & Co.



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

£340,000 Leasehold



Energy Rating Band C

Bailey House forms part of the popular Rustat Avenue development located to the south side of the city and is positioned within walking distance of the city centre and vibrant Mill Road. Commuters will particularly enjoy the close proximity to Cambridge railway station (approx. 0.5 miles) with frequent services to London's King Cross and Liverpool Street. Addenbrookes Hospital is also less than miles away.

Accommodation in detail; secure entrance with call system, stairs and lift to Fourth floor, timber front door to entrance hall with storage cupboard, housing hot water tank, electric panel radiator. Sitting/ dining room with a dual aspect windows, French doors lead out to the balcony. Kitchen with sink unit and range of wall and base units, washing machine, electric hob and oven, fridge/ freezer and extractor hood.

Bedroom 1 is a spacious double with a dual aspect, range of fitted wardrobes and electric panel radiator. Ensuite shower room with shower cubicle, hand wash basin, WC and double-glazed window. Bedroom 2 a double room with double glazed window to front elevation and electric radiator. Bathroom with panel bath and shower over, hand wash basin, WC, tiled surrounds, double glazed window and electric towel rail.

Outside: A generous balcony with a southerly aspect, with timber decking. An allocated parking space number 82.

Tenure: Term 125 years from January 2007

Ground rent: £200pa

Service charge: £3,170 pa

Services: Mains water, drainage and electricity.



## Exceptional service in Cambridge and the surrounding villages

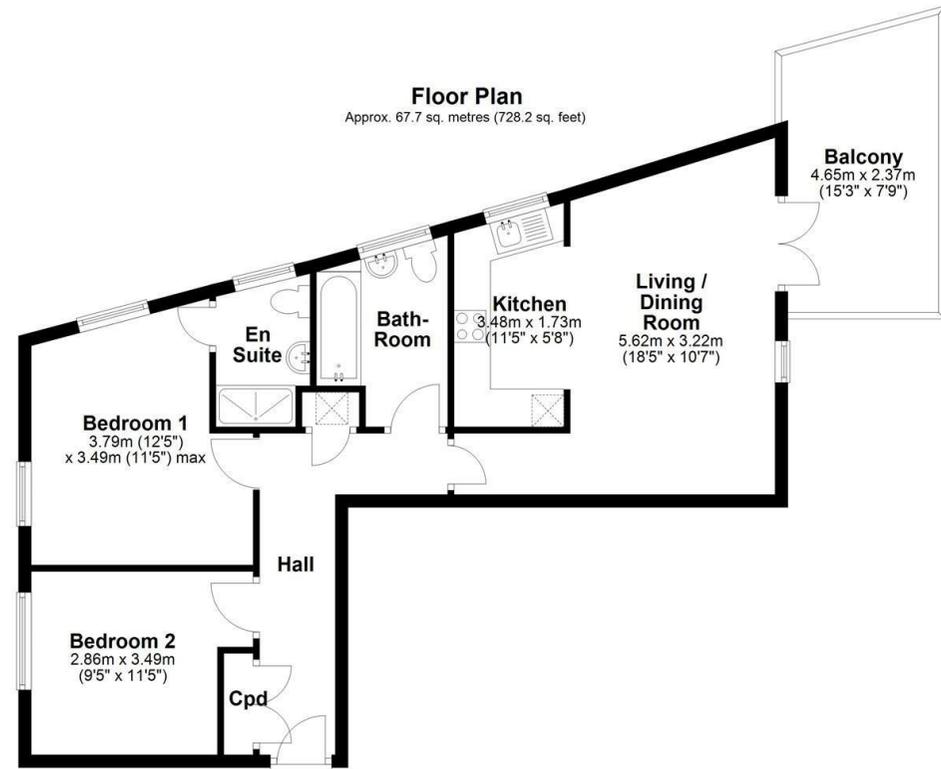
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Total area: approx. 67.7 sq. metres (728.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## 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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