Bush & Co.

50 Bailey House Rustat Avenue, Cambridge, CB1 3PG

Guide Price £340,000 Leasehold

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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 superbly positioned on the first floor and runs from the front to the back of the building, offering a fine outlook towards a pleasant green area with mature trees providing privacy screening.
This beautifully presented apartment has been extensively updated to include a remodelled kitchen, new wood flooring, upgraded electrics and entire redecoration. There are two sizeable balcony/terraces and an allocated car parking space. Sold with the advantage of no upward chain.

The secure entrance door with intercom entry allows access to the building, and both elevator and stairs take you to the first floor location of the apartment.
There is a spacious and welcoming hallway with wood effect flooring and recessed spotlighting, which continues throughout much of the property. The hallway includes a useful double storage cupboard and airing cupboard housing the newly fitted hot water cylinder.
The spacious open plan living/dining/kitchen has a calming atmosphere, being peacefully located at the rear of the building, with double doors leading out to a large covered seating terrace with an enviable outlook. The superbly appointed re-fitted kitchen comprises a stylish range of wall and base units with contrasting worksurfaces and inset sink and drainer in addition to integrated appliances including fridge freezer, electric oven and hob with extractor over, dishwasher and plumbing/space for a washing machine.
The main bedroom is a large double room which benefits from a built in wardrobe and modern three piece ensuite shower room. Bedroom two is a further well proportioned double room with its own private seating terrace.
The modern bathroom has a three piece suite with shower over the bath as well as a window, air extractor and heated towel rail.

Outside - There is an allocated car parking space within the car park at the front in addition to secure communal bicycle storage and bin stores.

TENURE - Leasehold
TERM - 125 years with 101 years remaining
MAINTENANCE CHARGES - £3153.48 PA
GROUND RENT - £302.84 PA (reviewed every 21 years)
COUNCIL TAX - Band C
LOCAL AUTHORITY - Cambridge

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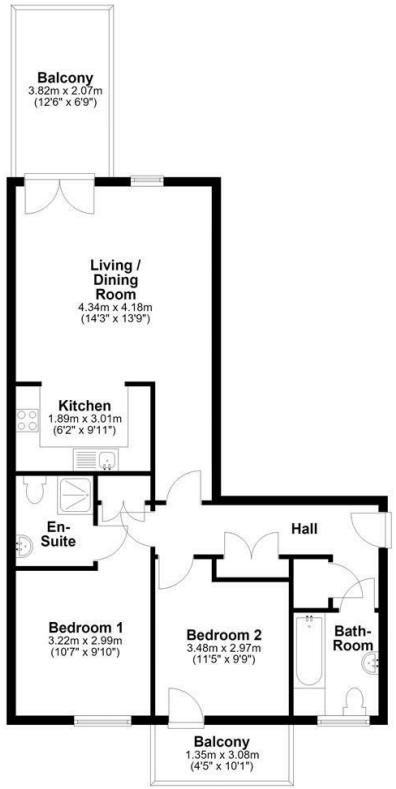
Floor Plan
Approx. 67.5 sq. metres (726.3 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.