



31 Bailey House, Rustat Avenue, Cambridge, CB1 3PG
Guide Price £315,000 Leasehold



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A MODERN ONE BEDROOM, FIRST FLOOR APARTMENT SITUATED WITHIN THE SOUGHT-AFTER BAILEY HOUSE DEVELOPMENT, OFFERING CONTEMPORARY CITY LIVING IN A CONVENIENT CENTRAL LOCATION AVAILABLE WITH NO ONWARD CHAIN.

- First floor apartment with lift
- Built in the early 2000s
- Allocated parking and cycle store
- Electric heating to radiators
- EPC - C / 76
- 521.4 sqft / 48.4 sqm
- 1 bedroom, 1 bath, 1 reception room
- Communal gardens
- Balcony with southerly aspect
- Convenient for Cambridge Station

The apartment extends to approximately 521 sqft. and features a spacious open-plan lounge/dining area, creating an ideal setting for both relaxing and entertaining. Large doors open directly onto the balcony, allowing natural light to flood the living space whilst providing an attractive outdoor area.

The fitted kitchen is neatly arranged alongside the living area and includes ample storage and workspace, making practical use of the layout. The generous double bedroom offers comfortable accommodation with built-in wardrobes, while the modern bathroom is finished in a clean, neutral style.

Outside, there is a generous, timber decked balcony with a southerly aspect overlooking the communal gardens. The property also has allocated parking space and a secure bicycle store. There is a secure communal entrance with both a lift and stairs to the property.

Location

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 distant, 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.

Tenure

Leasehold

125 year lease with 106 years remaining

Ground rent £302.52 per annum. This is reviewed every 21 years with the next review being 1st April 2045. This review is carried out by the aligned estate account manager at Home Ground. The review process uses 'open market value' to determine what any increase will be.

Service Charge approximately £2732 per annum, which is reviewed annually and adjusted according to costs.

Managing Agency – Trinity

Services

Main services connected include: water, electricity and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band -

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

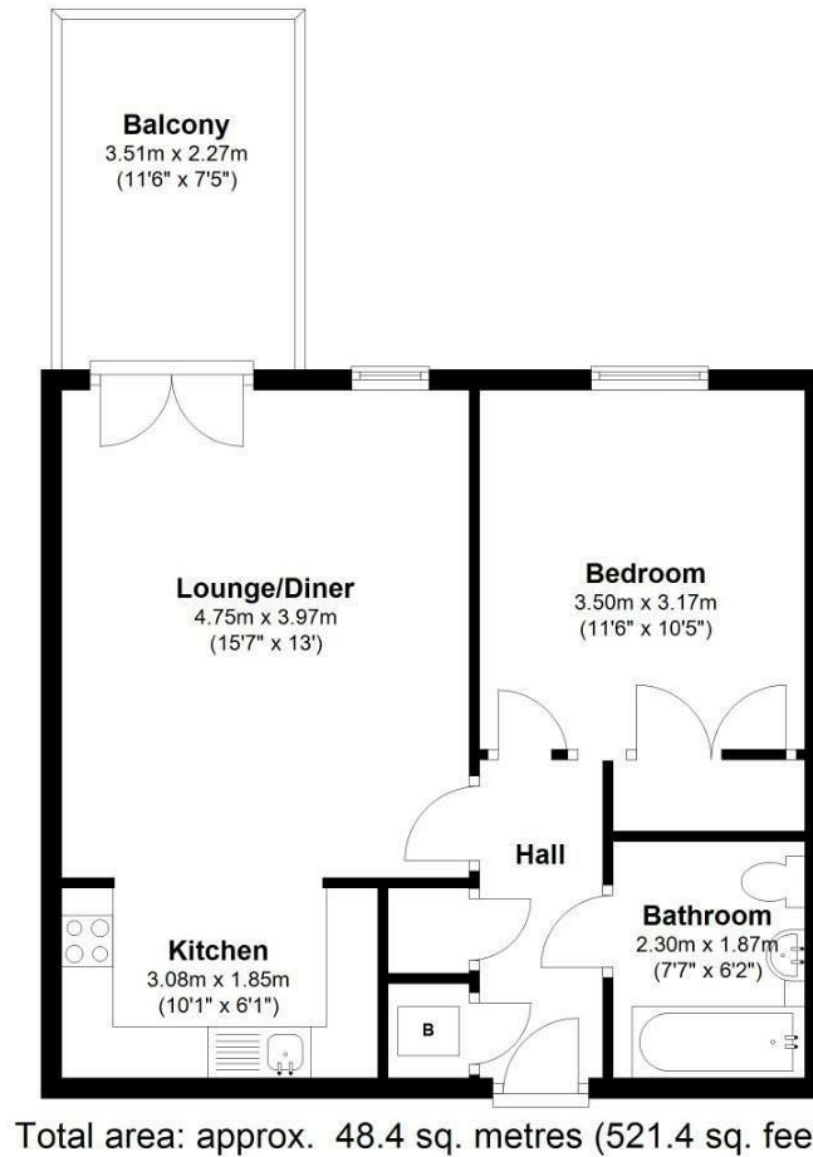
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

