



11 Adams House, Rustat Avenue, Cambridge, CB1 3RE
Guide Price £400,000 Leasehold



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01223 323130

A VERY IMPRESSIVE AND MUCH IMPROVED PENTHOUSE APARTMENT WITH SPACIOUS AND STYLISH ACCOMMODATION AND A SOUTH-FACING BALCONY, ENJOYING A NEAR CENTRAL POSITION CLOSE TO CAMBRIDGE RAILWAY STATION.

- Superb penthouse apartment
- Built in 2003
- 2 double bedrooms
- 2 bathrooms, 1 reception room
- Extensively refurbished to a high standard
- South-facing balcony
- Secure, undercroft parking
- Gas central heating to radiators
- EPC - C / 76
- Highly convenient location a short walk from the railway station

This superb penthouse apartment occupies the top floor of this modern, purpose-built apartment block, which is ideally located for access to the railway station and city centre. It has been subject to comprehensive refurbishment and is presented to a high standard throughout, with particularly spacious accommodation that includes an impressive living area with a high vaulted ceiling.

Accessed via a secure communal lobby, the entrance hall has two storage cupboards and provides access to the principal rooms. The delightful, open plan living space includes a well-appointed kitchen/dining area with wooden worktops, butler sink and a range of integrated appliances including a fridge/freezer, oven, gas hob with an extractor hood over and a boiler cupboard. It has a wealth of light provided by south-facing sliding doors, which open onto the generous balcony.

There are two double bedrooms, with the master bedroom benefitting from a stylish, newly fitted three-piece ensuite shower room with a storage cupboard. The main bathroom is partly tiled and includes a bath with a mains shower over, floating wash basin, WC and a heated towel rail.

Outside, the apartment benefits from an allocated undercroft parking space.

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 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 Park is also only a short walk away.

Tenure

Leasehold

The lease is 125 years with approximately 103 years remaining.

Service charge is £3,624.20 per annum. This is reviewed annually and adjusted according to associated costs.

Ground rent is £302.86 per annum. This is reviewed every 21 years and adjusted in accordance with the 'Review Value of the Block'. The next review is in 2045.

Services

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

Statutory Authorities

Cambridge City Council

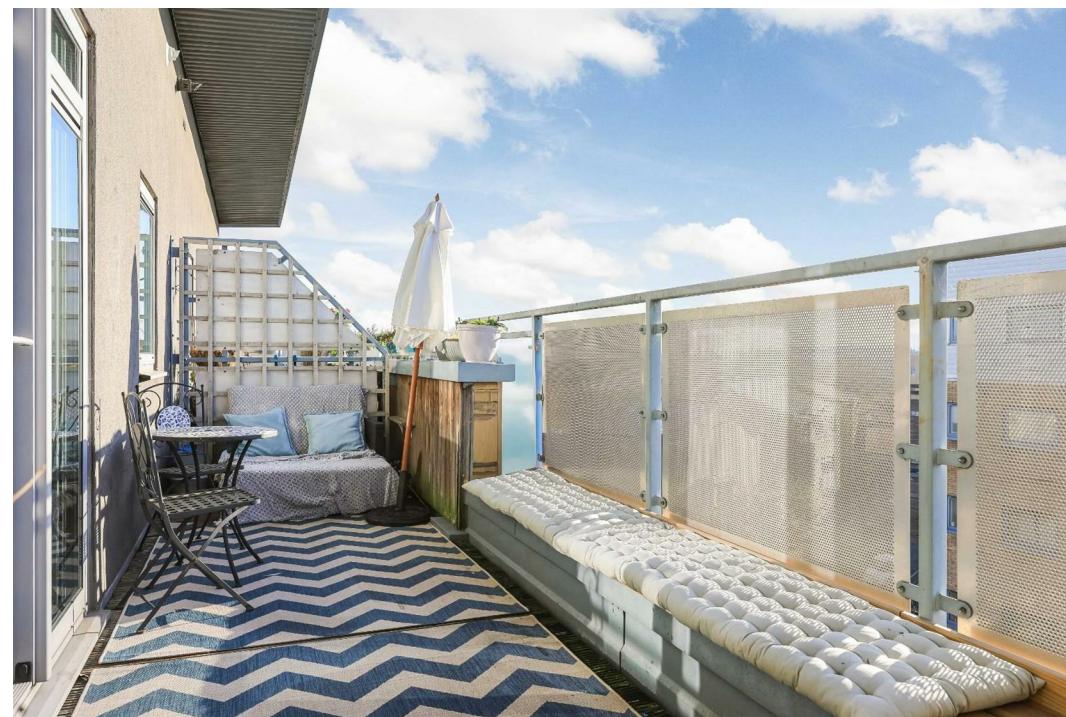
Council Tax Band - D

Fixtures and Fittings

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

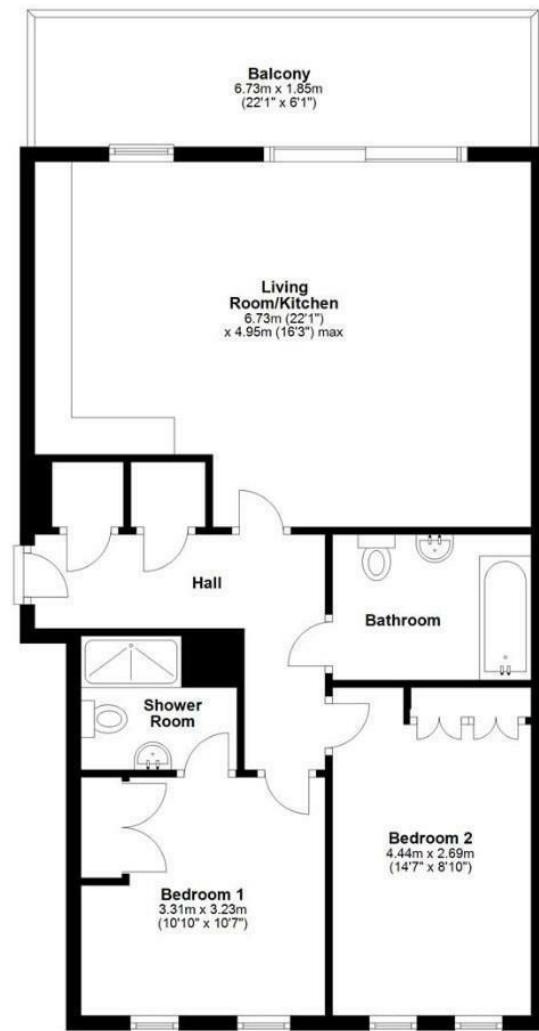
Viewing

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





Fourth Floor



Approx. gross internal floor area 75 sqm (800 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	77
EU Directive 2002/91/EC			

