



Bush & Co.



1 Brandt House Rustat Avenue, Cambridge, Cambridgeshire, CB1 3RQ

£335,000 Leasehold



Energy Rating Band C

1 Brandt House, Rustat Avenue is a well-proportioned 2-bedroom apartment with the principal bedroom benefiting from en suite shower. This spacious apartment measures over 800 SQFT and enjoys a convenient position, a stone's throw from Cambridge Station and within striking distance of the City Centre, being sold with no onward chain.

The accommodation briefly comprises an entrance hall with storage cupboards. Of particular note is the bright open-plan kitchen/living/dining room which is light bright and airy, an abundance of natural light and doors to a generous South facing balcony. The kitchen is fitted with a modern range of units and has various integrated appliances included within the sale.

There are 2 double bedrooms, the master bedroom is particularly spacious, has built-in sliding wardrobes and a stylish shower room, WC, hand wash basin, complemented by attractive tiling, and a heated towel rail.

The bathroom has been fitted with a white 3-piece suite and has a shower over the bath.

Outside; The property benefits from an allocated undercroft parking space and a secure bicycle store. There is a secure communal entrance with stairs and lift to the property.

TENURE - Leasehold -125 year lease from 1 April 2003 remaining term 104 years

GROUND RENT - £302.85 per annum this was last reviewed in April 2024 and is reviewed every 21 years.

SERVICE CHARGE – £3,589.34 per annum

Brandt 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.



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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.

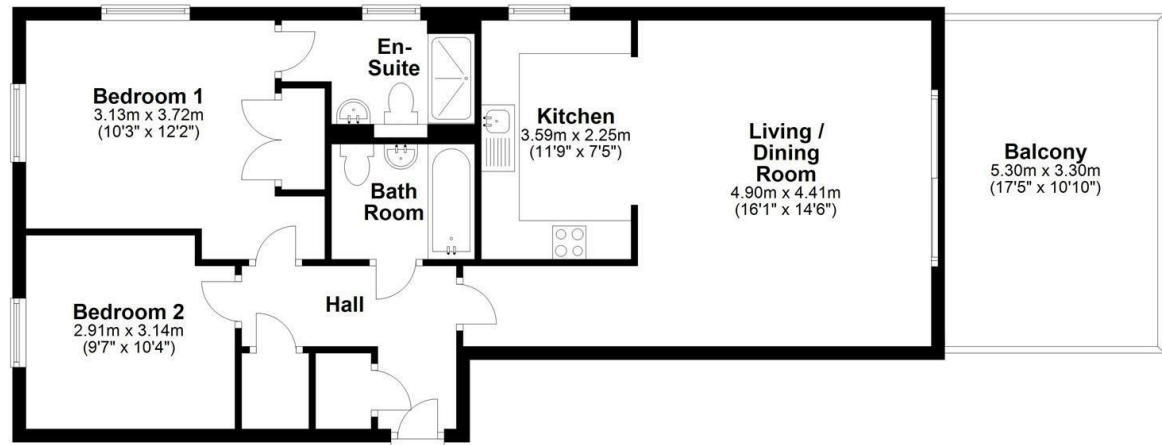
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Floor Plan
Approx. 74.5 sq. metres (802.4 sq. feet)



Total area: approx. 74.5 sq. metres (802.4 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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