



The Ash Building Rudduck Way, Cambridge

**£570,000** Freehold

**Sharman  
Quinney**



# Key Features



- Catchment area for Cambridge University Primary School
- 7 year NHBC remaining
- Modern and stylish ground floor apartment
- Open plan kitchen / living with integrated appliances
- Two double bedrooms

This stylish and contemporary apartment is nestled within the exclusive Eddington development in northwest Cambridge, offering a perfect blend of modern living and convenience. The location is ideal, providing easy access to Cambridge's vibrant city centre, major commuter routes, and the picturesque countryside. Additionally, the property is within walking distance of The University of Cambridge Primary School, making it an excellent choice for families.

Upon arrival, residents and guests are greeted by a secure entry system, ensuring privacy and safety. The apartment opens into a welcoming entrance hallway, where the quality is immediately apparent with Karndean flooring that not only adds a touch of elegance but also offers durability and easy maintenance. A spacious double-door



storage cupboard is conveniently located in the hallway, providing ample space to store coats, shoes, and other essentials, keeping the living areas clutter-free.

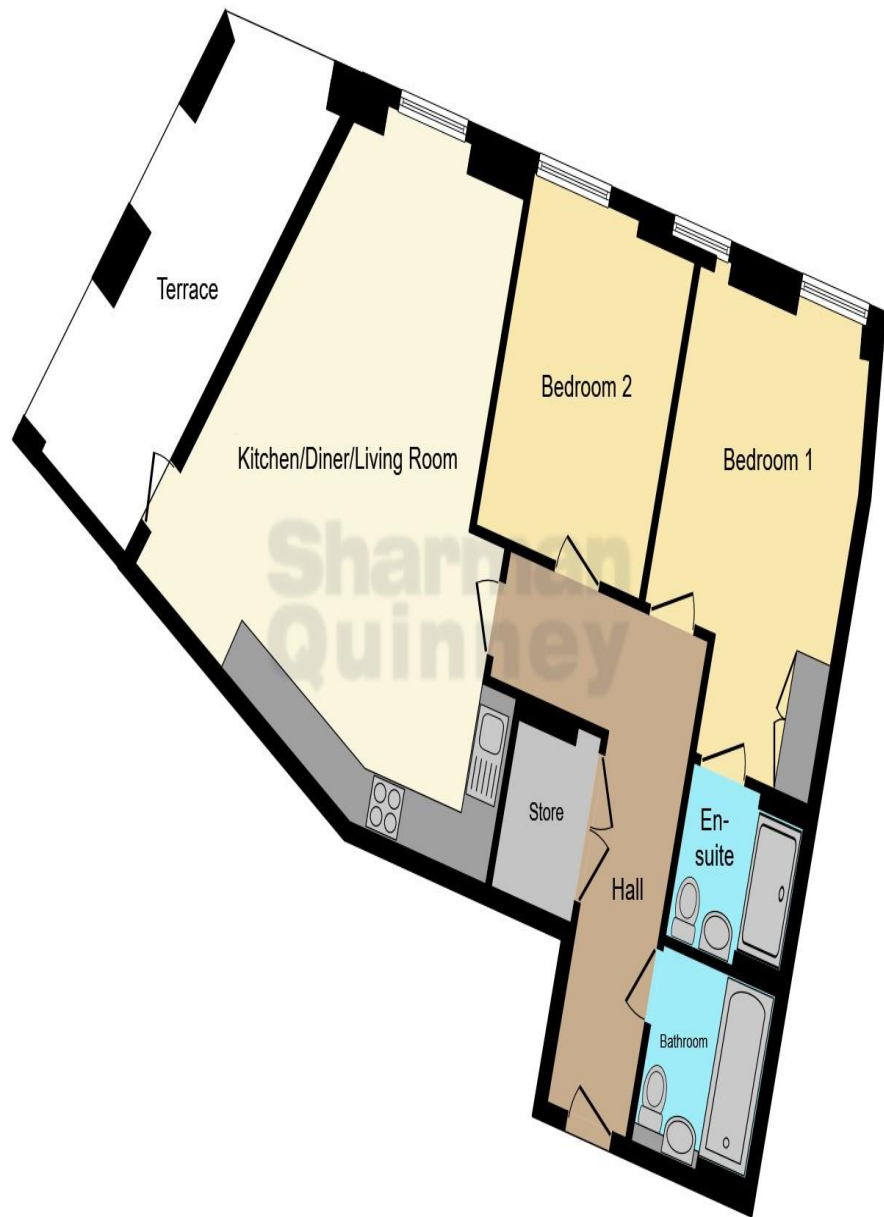
The heart of the apartment is the open-plan kitchen and dining area, designed with both functionality and style in mind. The modern kitchen is fully equipped with high-end integrated appliances, including a sleek oven, hob, and dishwasher, all seamlessly integrated into the contemporary cabinetry. This space is perfect for both casual dining and entertaining, with the added luxury of sliding doors that open directly onto a private patio garden. The patio serves as an extension of the living space, ideal for al fresco dining, or simply relaxing outdoors.

The apartment features two generously sized double bedrooms, each thoughtfully designed to maximise comfort and space. Large windows in both bedrooms allow for plenty of natural light, creating bright and inviting spaces. The bedrooms offer ample room for wardrobes and additional furniture, making them versatile for various needs.

Completing the interior is a contemporary family bathroom, finished to a high standard. The bathroom features modern fixtures and fittings, including a bathtub with an overhead shower, a stylish vanity unit, creating a spa-like atmosphere for relaxation.







Eddington lies approximately 3.5 miles west of the city centre and has been designed for 21st century sustainable living.

Local facilities include a Sainsbury's supermarket, shops, nursery, primary school, parks and sports facilities.

The development is conveniently placed for many of the College and University Departments and it is also within close proximity of King's College School and St John's College School in nearby Grange Road.

The city centre provides extensive shopping and leisure facilities and can easily be accessed via car, bus or bicycle.

The city is not only world renowned for its academic achievements but also has become an important centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus all within close proximity. London commuters are well served with a mainline railway station about 3.5 miles away and the M11 (junction 13) about 1.5 miles away providing access to Stansted Airport and the M25

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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