



Rustat Avenue, Cambridge, CB1

£375,000





Two Bedroom Apartment with a south facing balcony sits on the third floor of this purpose built block; Sherman House which is conveniently located near the train station in Cambridge City.



Key Features

- Within close proximity to Addenbrookes, the Biomedical Campus and Cambridge city centre.
- Cambridge railway station approximately 0.4 of a mile away by foot, which offers direct services to London.
- Everyday shopping facilities including Sainsburys, Tesco, coffee shops and Pure Gym available nearby at 'CB1'
- Allocated under-croft parking.
- South Facing Balcony.
- EPC Rating B.
- Chain Free!









Discover modern living in this Cambridge apartment with a south-facing balcony. Conveniently located near Addenbrookes and the Biomedical Campus, this home is perfect for families or professionals. Don't miss your chance to own this chain-free property with excellent transport links.

Originally built in 2004, 11 Sherman House sits on the third floor of this purpose built block located in Cambridge City. The apartment has lift access and an intercom system in place. There is secure, under-croft parking beneath the block, as well as bicycle storage which is securely accessed with a fob.

This apartment on Rustat Avenue offers a practical living space suited for families or professionals seeking convenience in Cambridge. The location is ideal for those working at Addenbrookes or the Biomedical Campus, as both are within such close proximity. Cambridge city centre is also easily accessible, providing a wide variety of shopping and dining options.



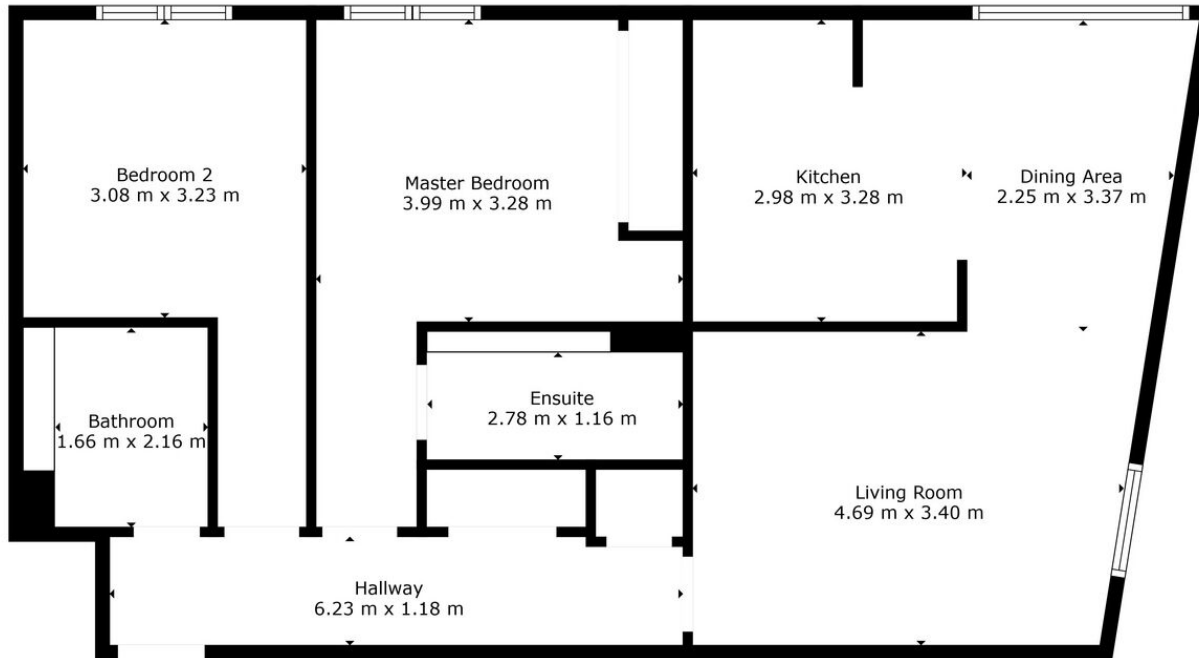
Transport links are a highlight, with Cambridge railway station just 0.4 miles away by foot, offering direct services to London, ideal for commuters. Everyday shopping needs are catered for with nearby facilities including Sainsburys and Tesco. For fitness enthusiasts, there's a Pure Gym close by at the 'CB1' development.

The property benefits from a south-facing balcony, providing a pleasant outdoor space. Allocated under-croft parking ensures convenience and security for residents.









Anna Smith
Estate Agent Powered by iad

TOTAL: 82 m2
FLOOR 1: 82 m2

Anna Smith At Iad®. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure Type: Leasehold
Council Tax Band:
Council Authority:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		82	84

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		85

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