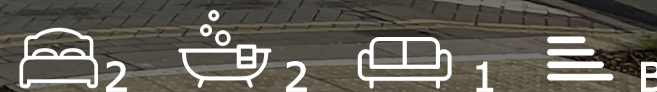




53 The Ash Building, Rudduck Way
Cambridge, CB3 1BG

Guide price £525,000



53 The Ash Building Rudduck Way

Cambridge, CB3 1BG

- Ground floor
- 2 allocated parking spaces
- Spacious apartment

A rare opportunity to purchase a two-bedroom apartment in this sought-after Eddington development, complete with two allocated underground parking spaces and six years remaining on the NHBC warranty.

Situated on the ground floor, this well-appointed apartment makes excellent use of its spacious corner plot, offering a bright and open-plan living space. The secure entrance provides access to the communal areas and car park, leading into a generous hallway with built-in storage, including a utility cupboard with space for a washing machine.

The living area is particularly impressive, with large windows flooding the space with natural light. The private balcony offers a useful outdoor area, while the modern kitchen is well-equipped with an induction hob, extractor, Bosch oven and microwave, along with a Zanussi dishwasher and fridge-freezer.

Both bedrooms are doubles, benefiting from built-in wardrobes and large windows. The main





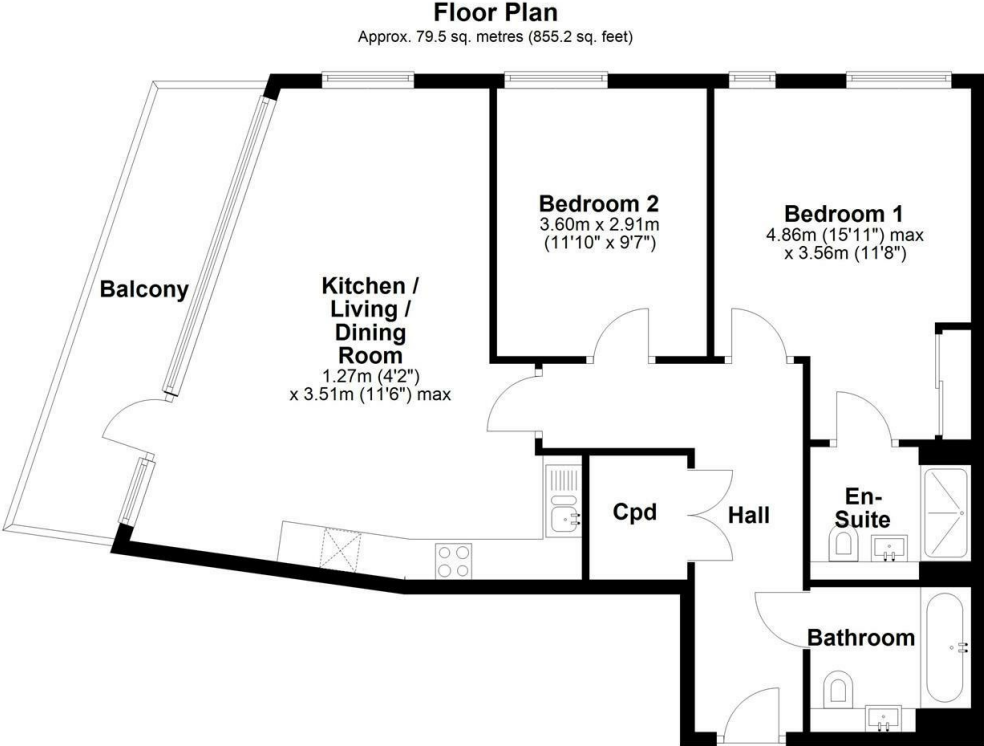
bedroom features an en-suite shower room and WC, while the main bathroom is fitted with a shower over the bath, WC, and heated towel rails. The apartment also boasts underfloor heating with individual room controls and attractive wood-effect flooring in the main living areas. In addition to allocated parking, there is secure underground cycle storage.

Eddington is a highly desirable location with excellent amenities, including a hotel, primary school, supermarket, and sports facilities. The area offers convenient access to both the City Centre and the University's West Site.

WhatThreeWords: ///space.spike.soda



Floor Plan

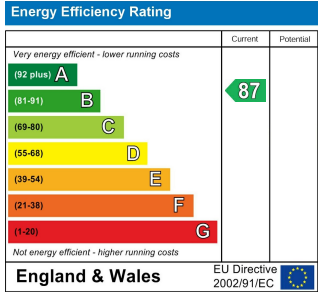


Total area: approx. 79.5 sq. metres (855.2 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold, with 245 years remaining. Annual service charge of £3,600 p.a., nil ground rent.
Council tax band: D