



Rustat Avenue, Cambridge, CB1 3PF

CHEFFINS

## Rustat Avenue

Cambridge,  
CB1 3PF

A spacious 1 bedroom Coach House with large terrace within this popular development close to the train station, Addenbrookes hospital and Cambridge Leisure. The accommodation comprises entrance hall, living room with kitchen and generous terrace off, 1 double bedroom and bathroom. Single garage with utility area. We regret no pets. Part Furnished or unfurnished. Available now. EPC: C and Council Tax Band: B

### LOCATION

Located off Rustat Road on the south side of the city convenient for access to Cambridge train station and the CB1 Business District (0.5 miles), With convenient access to Addenbrooke's (1.6 miles) and the city centre (1.0 miles). A good range of local amenities can also be found nearby, on Mill Road and close-by Cambridge Junction Leisure Park as well as excellent transport links.



£1,900 PCM





## ENTRANCE HALL

Private front door, leading to entrance hall with door to internal garage and stairs rising to first floor landing.

## FIRST FLOOR LANDING

built in cupboard, and doors to living room, bedroom and bathroom off.

## LIVING ROOM

window to front aspect, sliding patio doors to roof terrace and furniture including sofa and 4 dining chairs. Open to:

## KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to front aspect above, integrated appliances including double oven, gas hob with extractor hood above, fridge freezer and dishwasher and freestanding appliances including microwave and kettle.

## ROOF TERRACE

generous roof terrace with Summer House, brick parapet and timber pergola.

## BEDROOM

built in double wardrobe, built in cupboard, window to front aspect and double bed.

## BATHROOM

shower over bath with glass shower screen, wc and wash basin with mirror above.

## GARAGE

up and over door, built in storage cupboard and utility area with base units, work top, sink and washing machine.

## LETTING AGENT NOTES

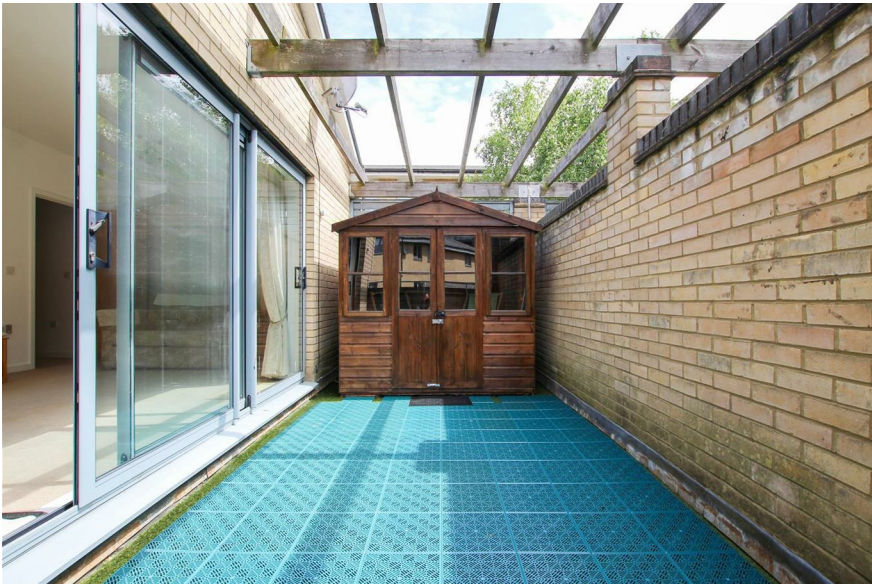
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £438

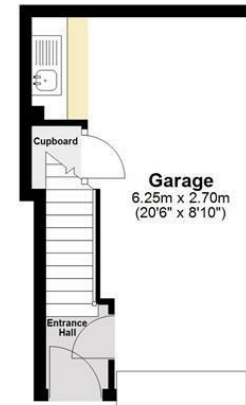
Deposit - £2192





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

**Ground Floor**  
Approx. 2.4 sq. metres (26.1 sq. feet)



**First Floor**  
Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 sq. feet)

Note: Not to scale - For guidance purposes only  
Floor area excludes the Garage and Roof Terrace  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.