



Bailey House, Rustat Avenue, Cambridge, CB1 3PG

**CHEFFINS**



## Bailey House

Rustat Avenue, Cambridge,  
CB1 3PG

\*FULLY BOOKED FOR VIEWINGS - Please call 01223 271916 to be added to the cancellation list\* A fourth floor 2 bedroom apartment forming part of this popular development. The accommodation comprises, entrance hall with storage cupboard, open plan living room with kitchen & balcony, 2 double bedrooms and 2 bathrooms (1 en suite shower room). Allocated parking. We regret no pets or sharers. Furnished. Available from 15/08/2024. EPC: C and Council Tax Band: C.

### 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.

2 2 1

£1,600 PCM





## **ENTRANCE HALL**

storage cupboard and doors to living room, bedrooms and bathroom off.

## **OPEN PLAN LIVING ROOM**

window to rear and side aspects, door to balcony. The living room is open to the:

## **KITCHEN**

base and wall units, work tops, sink with window to side aspect above, oven, electric hob with extractor above, microwave, fridge freezer, slim dishwasher and washer dryer.

## **BEDROOM 1**

window to side aspect and furniture comprising double bed, 2 wardrobes and chest of drawers. Door to:

## **EN SUITE SHOWER ROOM**

shower, wc, wash basin with mirrored cabinet above and window to side aspect.

## **BEDROOM 2**

window to rear aspect and furniture comprising single bed, bedside unit, wardrobe and desk.

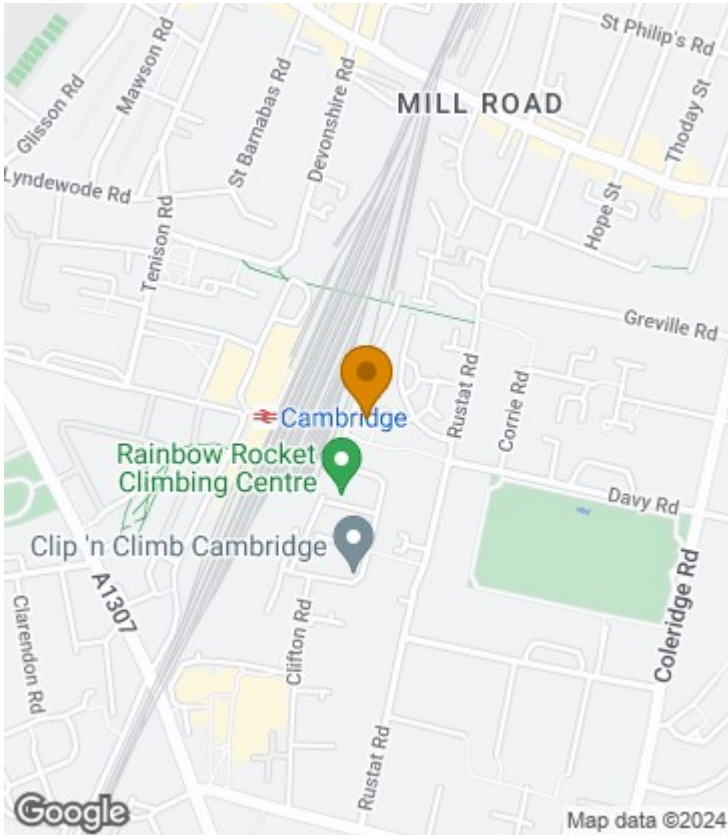
## **BATHROOM**

shower over bath, wc, wash basin with wall mounted mirror above and window to side aspect.

## **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 - £369  
Deposit - £1846



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		79	85
(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 & Wales		EU Directive 2002/91/EC	

**Fourth Floor**  
Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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.