



Bailey House, Rustat Avenue, Cambridge, CB1 3PG

CHEFFINS

Bailey House

Rustat Avenue, Cambridge,
CB1 3PG

A well presented 1 bedroom 3rd floor apartment within this popular development with easy access to the train station, amenities on Mill Road and the city centre. The accommodation comprises entrance hall, open plan living room with kitchen and balcony, 1 double bedroom and bathroom. Allocated parking space. We regret no pets. Unfurnished. Available from 13/06/2025. EPC: B 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), Addenbrookes (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 at the Cambridge Leisure Park as well as excellent transport links.



£1,450 PCM





COMMUNAL ENTRANCE

with passenger lift and stairs rising to upper floors.

ENTRANCE HALL

with built in storage cupboard and airing cupboard. The living room, bedroom and bathroom are accessed off the entrance hall.

LIVING ROOM

with window to rear aspect, patio door with access to balcony and opening to:

KITCHEN

with base and wall units, work tops, sink, oven, ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer.

BALCONY

BEDROOM

with built in double wardrobes and window to rear aspect.

BATHROOM

with shower over bath, toilet, wash basin with wall mounted mirror above.

LETTING AGENT NOTES

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

Term - Minimum 6 month tenancy

Holding Deposit - £334

Deposit - £1673

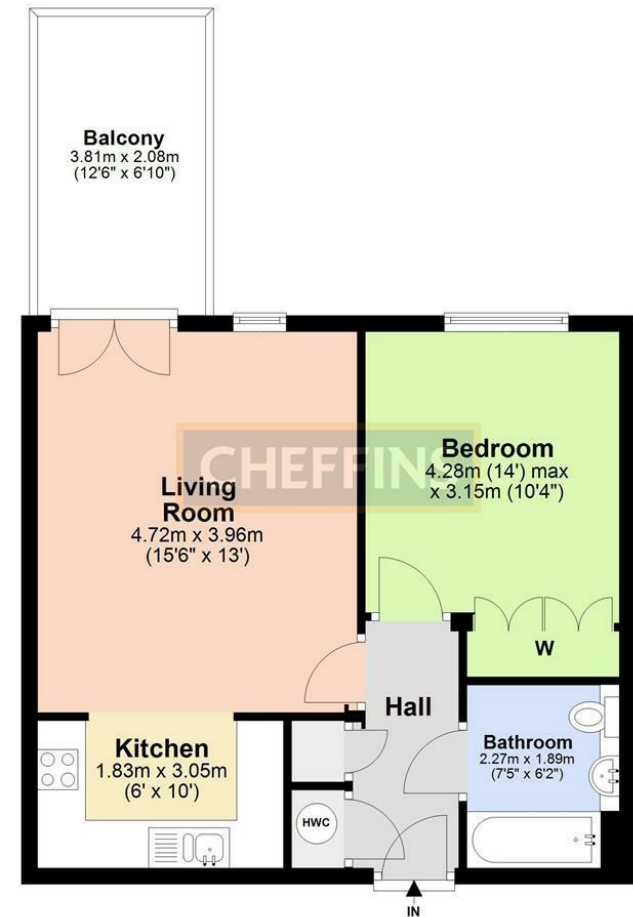




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Third Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 47.8 sq. metres (514.4 sq. feet)

Note: Not to scale - For guidance purposes only
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.

