

Sherman House, Rustat Avenue, Cambridge, CB1 3RF

CHEFFINS

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Rustat Avenue, Cambridge,
CB1 3RF

2 2 1

£1,700 PCM



A 2 bedroom first floor apartment located within this popular development. The accommodation comprises entrance hall, open plan living room with kitchen and Juliet Balcony, master bedroom with en-suite, 1 further bedroom and bathroom. Allocated Parking Space and communal gardens. Furnished. Available from 08/01/2027. 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), 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.







ENTRANCE HALL
store cupboard and further cupboard housing hot water cylinder. The bathroom, living room and bedrooms are accessed off the entrance hall.

OPEN PLAN LIVING ROOM
windows to the front and side aspects and sliding patio doors to a Juliet balcony. Furniture includes sofa, coffee table, side board with TV, book case and dining table with chairs. The living room is open to:

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

BEDROOM 1
built in double wardrobe and window to front aspect. Furniture includes double bed, 2 bedside units and a chest of drawers. Door to:

EN SUITE SHOWER ROOM
with shower enclosure, w.c. and wash basin with mirror above.

BEDROOM 2
built in double wardrobe and window to front aspect. Furniture includes single bed, bedside unit and chest of drawers.

BATHROOM
shower over bath, w.c. and wash basin with mirror above.

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

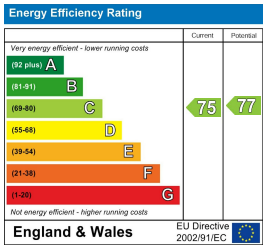
Holding Deposit - £392
Deposit - £1961













Total area: approx. 73.2 sq. metres (787.4 sq. feet)

Agents note:
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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.