Bush & Co.



11 Adams House Rustat Avenue, Cambridge

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SAINT-TROPEZ







Guide Price £385,000 Leasehold

About the Property

Adams House forms part of the popular Rustat Avenue development located to the south side of the city and is positioned within walking distance of the city centre and vibrant Mill Road. Commuters will particularly enjoy the close proximity to Cambridge railway station (approx. 0.5 miles) with frequent services to London's King Cross and Liverpool Street. Addenbrookes Hospital is also less than a mile away.

A stunning penthouse apartment, stones throw away from the station, offers two generous double bedrooms, an abundance of natural light and impressive high ceilings, with beautifully considered interiors finished to a high standard throughout.

Upon entering, a spacious hallway welcomes you with attractive Harbour engineered oak flooring and two useful storage cupboards, one housing the water cylinder and the other providing space for the washing machine.

The hallway leads through to an impressive open-plan sitting and dining area, forming the heart of this wonderful home. The space features high vaulted ceilings, contemporary detailing, a modern radiator and spotlights, creating a bright, spacious and welcoming environment. Large sliding doors open onto a generous balcony, enjoying a desirable south-facing aspect and providing the perfect setting for relaxing and entertaining.

The modern yet timeless kitchen is beautifully appointed with wooden worktops and a traditional butler sink, complemented by a range of integrated appliances including a gas hob with extractor hood, oven, dishwasher and fridge freezer. An integrated boiler completes this well-equipped kitchen.

There are two well-proportioned bedrooms, with the spacious principal bedroom benefiting from a fitted wardrobe and stylish three-piece en-suite shower room, comprising a WC, wash hand basin and useful storage space.

The main bathroom has been thoughtfully designed with attractive patterned floor tiles and a deep navy colour scheme, creating a hotel-inspired feel. A traditional shower fitting is positioned over the bath, complemented by classic white wall tiling, a floating wash basin, WC, heated towel rail and useful shelving for additional storage.

Residents also benefit from convenient lift access and an allocated undercroft parking space, adding further practicality and ease to everyday living.

TENURE - Leasehold
TERM - 101 years remaining
GROUND RENT - £302.98 per annum, reviewed every 21 years and adjusted in accordance with the "Review Value of the Block". Next review due in 2045.
SERVICE CHARGE - £3,379.20 per annum
COUNCIL TAX - Band C
SERVICES - Electric, water and gas mains
LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

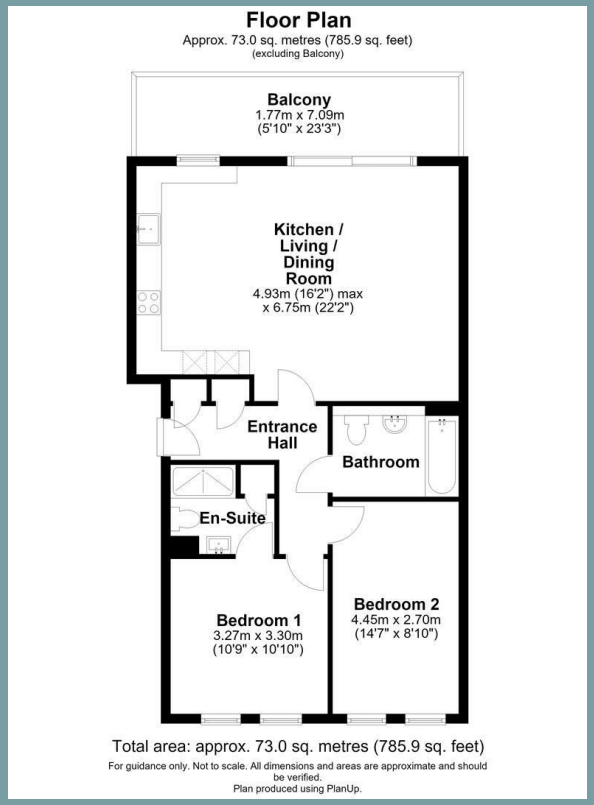
- Impressive penthouse apartment
- 2 double bedrooms
- Stylish bathrooms
- Close to train station
- High vaulted ceilings
- Lift access
- Modern kitchen
- South-facing balcony
- Secure undercroft parking space

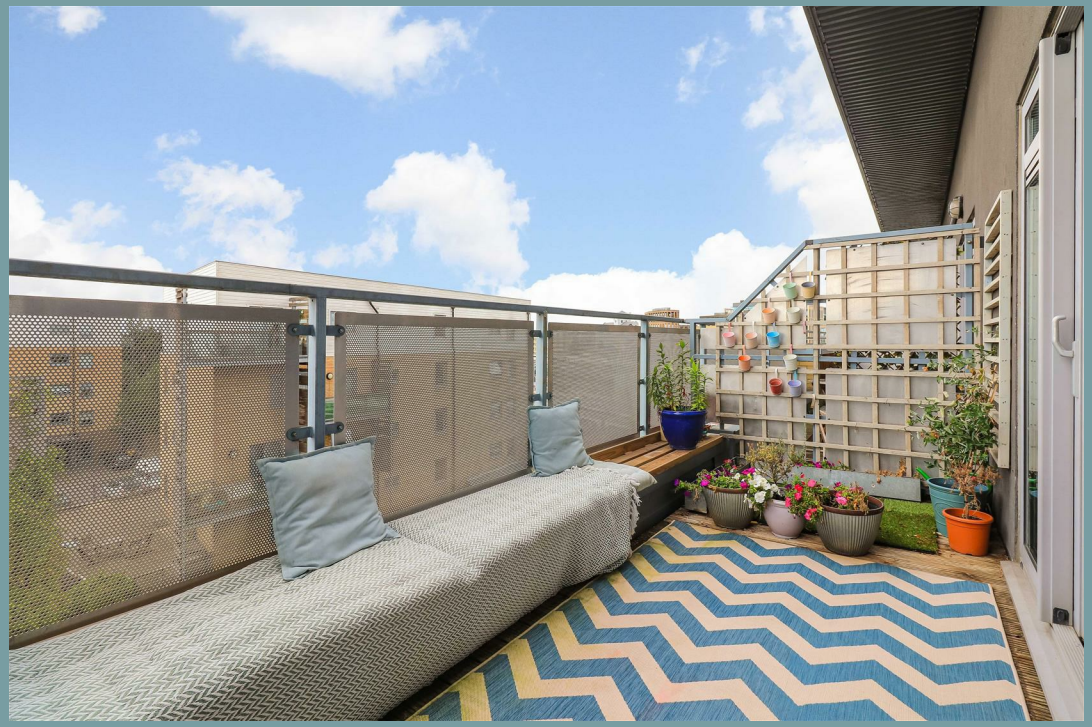
Further Information

Tenure - Leasehold
Council Tax - Band C
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

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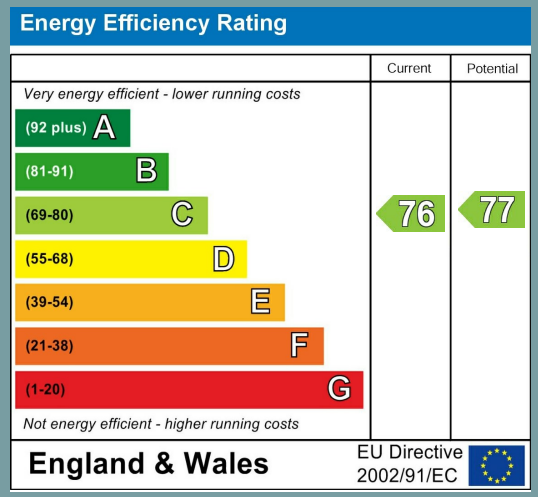
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.