Bush & Co.



37 Lichfield House Rustat Avenue, Cambridge

2 2 1 C


Hotpoint
BOSCH









Guide Price £310,000 Leasehold

About the Property

Lichfield House forms part of the popular Rustat Avenue development, located to the south side of Cambridge and positioned within walking distance of the city centre and vibrant Mill Road. Commuters will particularly enjoy the close proximity to the mainline railway station (approximately 0.5 miles) with frequent services to London's King Cross and Liverpool Street. Addenbrookes Hospital is also less than 1.5 miles away. The nearby leisure park is just a short walk and features a cinema, restaurants and supermarkets.

The property is a modern purpose built third floor apartment featuring spacious and light filled accommodation with a balcony and the advantage of no upward chain.

There is a lift and stairs to all floors.
The hallway has an intercom entry phone and double built in cupboard, with further cupboard housing the hot water tank.
There is an open plan living/dining/kitchen with dual aspect windows and double doors to a well sized balcony with space for a table and chairs. The kitchen area comprises a range of wall and base units and work surfaces with integrated electric oven and hob, plumbing for washing machine, plumbing for dishwasher and space for a fridge freezer.
Bedroom one is a generous double room with built in wardrobe and three piece ensuite shower room whilst bedroom two is another double room.
There is a three piece bathroom with shower over the bath and part tiled walls and flooring in addition to a window, air extractor fan and electric shaver point.

Outside - There are well kept communal garden areas with secure bicycle and bin storage.
There is an allocated car parking space within the secure under croft car park.

TENURE - Leasehold
TERM - 103 years remaining
MAINTENANCE CHARGES - £3147 PA
GROUND RENT - £302 PA

Property Highlights

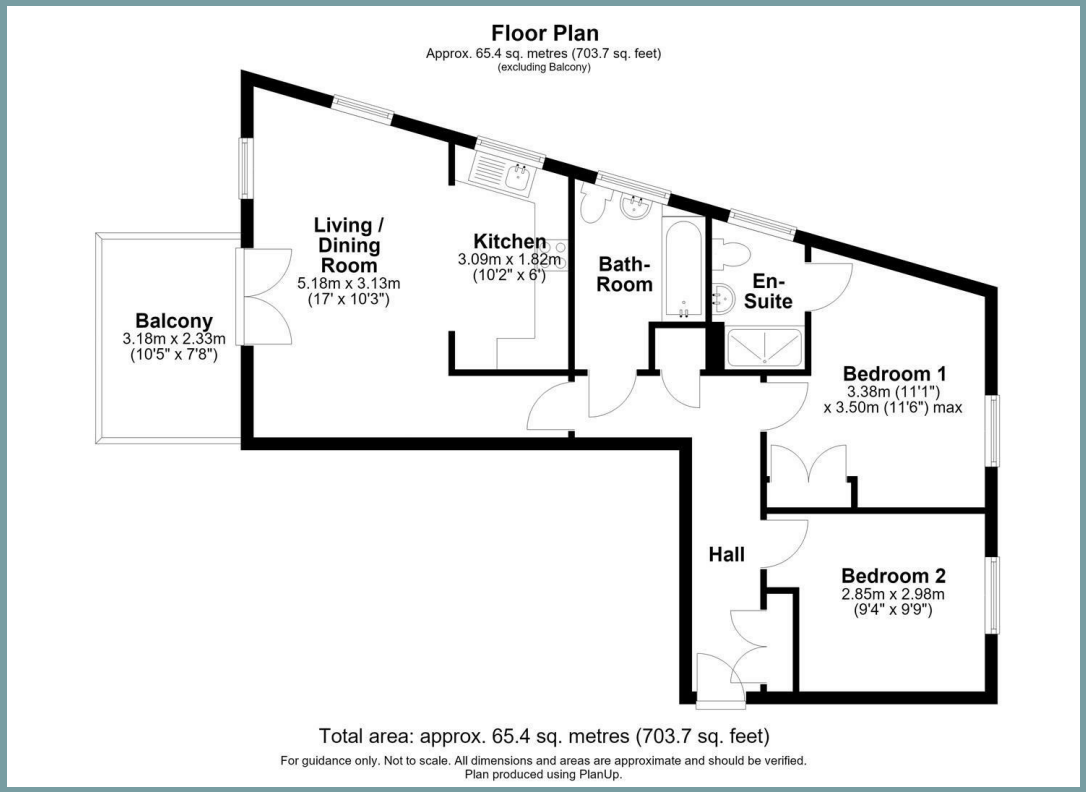
- Third Floor Apartment
- Popular Development
- Walking Distance To Train Station
- Two Double Bedrooms
- Two Bathrooms
- Sit On Balcony
- Secure Car Parking
- No Upward Chain

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

37 Lichfield House Rustat Avenue, Cambridge

2 2 1 C





Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

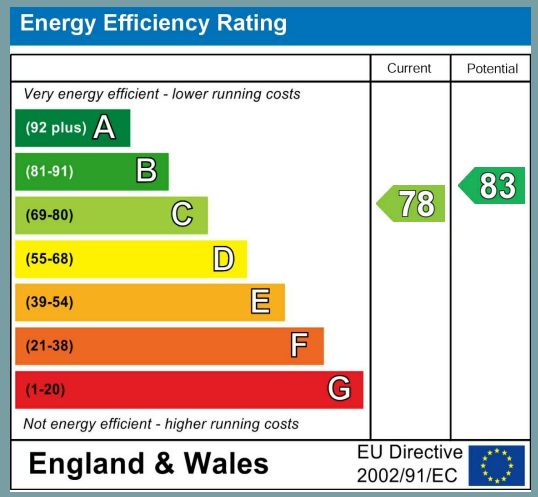
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





Bush & Co.

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.